

# PLACER VINEYARDS

## Draft Blueprint Specific Plan Placer County, California

### Appendix D: Mitigation Monitoring and Reporting Program

*Draft-December, 2006*



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# **MITIGATION MONITORING AND REPORTING PROGRAM, PLACER VINEYARDS SPECIFIC PLAN: BLUEPRINT ALTERNATIVE**

Placer County has adopted a Mitigation Monitoring and Reporting Program procedure (Chapter 18, Environmental Review, Article 18.28 of the Placer County Code). The County's program has two components, the standard mitigation monitoring program (Section 18.28.030) and the mitigation reporting plan (18.28.050). The standard mitigation monitoring program is utilized when the County's existing permitting process will serve as monitoring. The project specific reporting plan requires that each mitigation measure be listed, along with an identification of individuals or agencies responsible for monitoring and verifying compliance, identification of when the mitigation measure will be implemented, the frequency of monitoring, performance criteria, and identification of the cost, if appropriate. The standard mitigation monitoring program and project specific reporting plan are each provided in table format.

## **STANDARD MITIGATION MONITORING PROGRAM**

This program requires that mitigation measures adopted for discretionary projects, such as the Placer Vineyards Specific Plan, be included in the conditions of approval for that project. Compliance with conditions of approval is monitored by the County through a variety permit processes as listed below.

Development Review Committee  
Improvements Plan Approval  
Improvements Construction Inspection  
Encroachment Permit  
Final Map Recordation  
Acceptance of Project as Complete  
Building Permit Approval  
Certificate of Occupancy

The issuance of any of the listed permits or County actions, which must be preceded by verification from County staff that certain conditions of approval/mitigation measures have been met, serve as the required monitoring for those conditions of approval/mitigation measures. Mitigation measures that involve on-going monitoring require the preparation of a specific Mitigation Reporting Plan. Table 1 includes those mitigation measures for the Placer Vineyards Specific Plan project that will be monitored through County staff verification of required approvals.



**Table I**  
**Standard Mitigation Monitoring Program**

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
At the time of Building Permit issuance	County Building Department	4.1-6 Revised Draft EIR page 4.1-55	A minimum 100-foot setback shall be maintained between structures intended for permanent residential habitation and the 115kV utility lines (as measured from the nearest utility line). Similarly, a setback of 150 feet shall be maintained for the substation and 230kV utility lines.
With Design/Site Review Application submittal	Planning Department	4.2-3 Revised Draft EIR page 4.2-57	Water storage tanks shall be subject to review and approval pursuant to the County's Design Review process. In concert with Design Review, a landscaping plan that softens the visual appearance of the tanks from open space areas shall be submitted, and shall conform to the standards contained in the Placer County Landscape Design Guidelines Manual.
Prior to approval of the 1 <sup>st</sup> Large Lot Tentative Map	Department of Public Works	4.3.2-1a Revised Draft EIR page 4.3-22	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved <i>Master Project Drainage Study</i> . The project drainage report shall be reviewed and approved by the Placer County Public Works Department during the Subsequent Conformity Review Process and prior to Improvement Plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the <i>Placer County Storm Water Management Manual</i> and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR.
Prior to Improvement Plan approval	Department of Public Works	4.3.2-1d Revised Draft EIR page 4.3-23	The location, size and ownership of any canals in the Specific Plan area shall be described in the project drainage report and shown on Improvement Plans. The Department of Public Works shall be provided with a letter from the agency controlling the canal describing any restrictions, requirements, easements, etc. relative to project construction. Said letter shall be provided to the Department of Public Works prior to the approval of Improvement Plans.
Prior to Building Permit issuance	Department of Public Works	4.3.2-1e Revised Draft EIR	New development in the Specific Plan area within the Dry Creek watershed shall be subject to the one-time payment of drainage improvement and flood control fees pursuant to the Dry Creek Watershed Interim Drainage Improvement Ordinance (Ref. Article 15.32, formerly

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		page 4.3-23	Chapter 4, Subchapter 20, Placer County Code). The actual fees to be paid will be those in effect at the time the payment occurs.
Prior to Building Permit issuance	Department of Public Works	4.3.2-1f Revised Draft EIR page 4.3-25	New development in the Specific Plan area within the Dry Creek Watershed shall be subject to payment of annual drainage improvement and flood control fees pursuant to the Dry Creek Watershed Interim Drainage Improvement Ordinance (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). The applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual special assessments.
Prior to approval of the 1 <sup>st</sup> Large Lot Tentative Map	Department of Public Works	4.3.2-1h Revised Draft EIR page 4.3-24	Prior to any Improvement Plan approval (including plans for backbone infrastructure), the <i>Master Project Drainage Study</i> shall be submitted to the Placer County Department of Public Works for review and approval. The <i>Master Project Drainage Study</i> shall be in conformance with the requirements of Section 5 of the <i>Land Development Manual</i> and the <i>Placer County Storm Water Management Manual</i> that are in effect at the time of submittal. The report shall be prepared by a Registered Civil Engineer and shall include all drainage elements outlined in this Revised Draft EIR. The drainage facilities shall be designed for future, fully-developed, unmitigated flows from upstream development. Regional detention and retention basins, regional water quality basins, as well as regional drainage channel improvements shall be incorporated with appropriate design information along with appropriate phasing information.
Prior to Improvement Plan approval	Department of Public Works	4.3.2-1i Revised Draft EIR page 4.3-24	New development in the Specific Plan area within the Steelhead Creek (NEMDC) tributary shall be subject to payment of fair share stormwater volume mitigation fees to the County of Sacramento. The current fees range from \$259.00 to \$652.00 per acre. (Fee Schedule for Zone 11C) and are adjusted annually. The actual fees to be paid will be those in effect at the time the payment occurs. Prior to Improvement Plan approval, the applicant shall provide evidence to the Placer County Department of Public Works that the fees have been paid to Sacramento County.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.2-2a Revised Draft EIR page 4.3-25	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved <i>Master Project Drainage Study</i> . The project drainage report shall be reviewed and approved by the Placer County Public Works Department during the Subsequent Conformity Review Process and prior to Improvement Plan approval for new development. The drainage report shall be prepared by a Registered



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			Civil Engineer and shall be in conformance with the <i>Placer County Storm Water Management Manual</i> and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR and adopted by the Board of Supervisors.
Prior to Improvement Plan approval and final subdivision map recordation	Department of Public Works	4.3.2-3a Revised Draft EIR page 4.3-27	No grading or other disturbance shall occur within the post-project 100-year floodplain limit as identified in the <i>Master Project Drainage Study</i> except, as necessary to construct and maintain drainage improvements. The post-project 100-year floodplain shall be designated as a development setback line on Improvement Plans and final subdivision maps unless greater setbacks are required by other mitigation measures or conditions of approval.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.2-3b Revised Draft EIR page 4.3-27	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved <i>Master Project Drainage Study</i> . The project drainage report shall be reviewed and approved by the Placer County Public Works Department during the Subsequent Conformity Review Process and prior to Improvement Plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the <i>Placer County Storm Water Management Manual</i> and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR.
With Subsequent Conformity Review Application and prior to Improvement Plan approval	Department of Public Works	4.3.2-3c Revised Draft EIR page 4.3-27	New development applications within the Specific Plan area shall identify the limits of existing and proposed floodplains in the site-specific project drainage report. Channel/swale construction and/or improvements with new development shall be designed in accordance with the Placer County Storm Water Management Manual and provide sufficient freeboard for the 100-year event and shall be identified with floodplain delineations.

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Prior to Improvement Plan approval	Department of Public Works	4.3.2-3d Revised Draft EIR page 4.3-27	The developer shall construct flood-warning devices (e.g., rain gauges, stream gauges with radio transmitters) within floodplains as indicated in the <i>Placer County Storm Water Management Manual</i> and Placer County Code. The flood warning devices shall be shown on the Improvement Plans.
With Subsequent Conformity Review Application for projects within the Dry Creek Drainage Shed	Department of Public Works	4.3.2-11a Revised Draft EIR page 4.3-33	Prior to any development pursuant to the Specific Plan within the Dry Creek Drainage Shed, the developer shall submit to the Placer County Department of Public Works project-specific drainage reports, calculations and plans addressing up-gradient and project flows within the Dry Creek drainage shed for review and approval. <i>Placer County Storm Water Management Manual</i> and the Placer County Code require developments to not cause adverse impacts to upstream or downstream properties.
Prior to approval of the 1 <sup>st</sup> Large Lot Tentative Map	Department of Public Works	4.3.2-11b Revised Draft EIR page 4.3-33	The <i>Master Project Drainage Study</i> and project-specific drainage reports shall design for conveyance of future, fully-developed, unmitigated flows from upstream development outside of the Specific Plan area.
Prior to approval of the first small lot tentative subdivision map and prior to Building Permit issuance	Planning Department, Placer County Water Agency, and Building Department	4.3.3-8c Revised Draft EIR page 4.3-82	To address potential scenarios in which, despite best efforts to avoid well failure, any of the existing wells in the area fails as a result of the pumping for development under the Specific Plan, the owners of failed wells, upon submission of proof of such failure, shall be compensated through a well insurance program funded through development within the Specific Plan area. No small lot tentative map shall be approved until the developer, working with PCWA, puts in place a legal and financial mechanism for funding a Placer Vineyards Well Insurance Program, to be administered by PCWA, to insure against failure for up to an estimated replacement cost to be determined. Said Well Insurance Program shall include payment of a fee at the issuance of a building permit. Such fee shall be determined based on the number of private wells eligible for the program (existing wells within a two-mile radius of each municipal well to be constructed) multiplied by the cost of a typical residential well construction (to be determined) and divided by the total number of equivalent dwelling units (edu) in the Specific Plan area. Additional components of the Well Insurance Program will be developed prior to approval of the first small lot tentative subdivision map.
With Improvement Plan submittal	Department of Public Works	4.3.3-10 Revised Draft EIR page 4.3-83	Pumps required for any municipal wells for purposes of a backup groundwater supply for development under the Specific Plan shall be located within sound-attenuating acoustical shelters to reduce generated noise levels below noise thresholds established by the <i>Placer County General Plan Noise Element</i> for the affected sensitive receptors.

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With Subsequent Conformity Review Application and Prior to Improvement Plan approval	Department of Public Works	4.3.4-1a Revised Draft EIR page 4.3-117	Prior to submission of applications for new development within the Specific Plan area, the precise location and preliminary design of the regional water quality detention/sedimentation basins, as described in the <i>Master Project Drainage Study</i> shall be submitted to Placer County for review and approval. This plan shall also include the method or methods for funding the long-term maintenance of regional water quality maintenance measures. Finally, the plan shall also include sanctions available to enforce the implementation and maintenance of measures, should measures fail or not be maintained over time.
With Improvement Plan submittal for backbone infrastructure	Department of Public Works	4.3.4-1b Revised Draft EIR page 4.3-117	Plans for construction of backbone infrastructure shall include construction of regional basins in sequence and location determined by the <i>Master Project Drainage Study</i> required by Mitigation Measure 4.3.4-1a.
With Improvement Plan submittal for backbone infrastructure	Regional Water Quality Control Board	4.3.4-1c Revised Draft EIR page 4.3-117	Plans for construction of backbone infrastructure shall include SWPP plans prepared in conformance with the requirements of Mitigation Measure 4.5-4b.
Prior to Improvement Plan approval for new development	Department of Public Works	4.3.4-1d Revised Draft EIR page 4.3-117	Prior to Improvement Plan approval for new development other than that for backbone improvements, each applicant shall include site-specific plans for accomplishment of long-term reductions in water quality impacts. The applicant shall also propose a method of financing the long-term maintenance of such facilities, such as a County Service Area or the expansion of CSA #28, in conformance with Mitigation Measure 4.3.4-1a. Such plans shall conform to all mitigation measures set forth in this Revised Draft EIR and adopted by the Board of Supervisors.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.4-1e Revised Draft EIR page 4.3-118	New development shall submit a site-specific BMP plan showing the on-site locations and effectiveness of the BMP facilities proposed for long-term water quality impact reduction during the Subsequent Conformity Review process and prior to Improvement Plan approval. Storm drain inlet cleaning shall occur semi-annually (at a minimum) and parking lots shall include the installation of oil/sand/grit separators or as otherwise approved by the Placer County Department of Public Works. The plan shall include a method for financing the long-term maintenance of the proposed facilities and BMPs. The plan shall conform to the <i>Master Project Drainage Study</i> required by Mitigation Measure 4.3.4-1a and the California Stormwater Quality Association <i>Stormwater Best Management Practice Handbook for Construction and New Development/Redevelopment</i> (or other similar source approved by the Department of Public Works). BMPs shall reflect improvements in techniques and

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			opportunities made available over time and shall also reflect site-specific limitations. The County shall make the final determination as to the appropriate BMPS for each project.
Prior to Improvement Plan approval or final subdivision map recordation	Department of Public Works	4.3.4-1f Revised Draft EIR page 4.3-118	Storm drainage from all new development impervious surfaces (including roadways) shall be collected and routed through specially designed catch basins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by the Placer County Department of Public Works. Maintenance of these facilities shall be provided by the project owners/permittees unless and until a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming and catch basin cleaning program shall be provided to the Placer County Department of Public Works upon request. Prior to Improvement Plan or final subdivision map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-1g Revised Draft EIR page 4.3-118	New development (including roadways) within the Specific Plan area shall design water quality treatment facilities (BMPs) such that the treatment of runoff occurs, at a minimum, before discharge into any receiving waters, or as otherwise determined by the Placer County Department of Public Works.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-2a Revised Draft EIR page 4.3-119	Projects with ground disturbance exceeding one acre that are subject to construction stormwater quality permits of the NPDES program shall obtain such permits from the SRWQCB and shall provide the Placer County Department of Public Works evidence of a State-issued Waste Discharge Identification (WDID) number of filing of a Notice of Intent and fees prior to start of construction.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.4-2b Revised Draft EIR page 4.3-119	During the Subsequent Conformity Review Process and prior to Improvement Plan approval, new development projects shall submit to the Placer County Department of Public Works, for review and approval, an erosion control plan consistent with the County's Grading, Erosion and Sediment Control Ordinance (reference pages 4-3-9 through 4-3-12). The erosion control plan shall indicate that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements and County ordinance standards. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to County specifications. BMPs shall be implemented throughout the construction process.

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With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.4-3a Revised Draft EIR page 4.3-121	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved <i>Master Project Drainage Study</i> . The project drainage report shall be reviewed and approved by the Placer County Department of Public Works during the Subsequent Conformity Review Process and prior to Improvement Plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the <i>Placer County Storm Water Management Manual</i> and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-3b Revised Draft EIR page 4.3-121	New development shall submit a revegetation plan for disturbed swale and channel areas and banks to the Placer County Department of Public Works for review and approval. The revegetation plan shall be designed to minimize erosion potential while emphasizing use of native or endemic species. The plan shall include provision for regular watering between April 1 and October 1 to ensure continuous coverage of 95% of disturbed areas and survival of species during the first year.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-4 Revised Draft EIR page 4.3-122	All existing groundwater wells within the Specific Plan area shall be abandoned and sealed in accordance with Placer County Environmental Health Division standards upon abandonment of use, prior to any project-related construction activity within one hundred feet of any affected well. Wells that will remain within the SPA or other adjoining areas that are within 100 feet of active development within the Specific Plan area shall, where landowner permission is granted, be inspected and, if found to be improperly sealed, properly sealed, or destroyed and replaced, in accordance with Placer County Environmental Health Division Standards. Seals, inspections, and well destruction and construction shall be at the expense of the Specific Plan area developer.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-7a Revised Draft EIR page 4.3-125	Prior to approval of Improvement Plans for improvement projects of one acre or greater, the developer/project proponent shall submit a Storm Water Pollution Prevention Plan (SWPPP), obtain from the SWRCB a General Construction Activity Stormwater Permit under the NPDES and comply with all requirements of the permit to minimize pollution of stormwater discharges during construction activities.



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Prior to Improvement Plan approval	Department of Public Works	4.3.4-7b Revised Draft EIR page 4.3-125	Prior to construction of any off-site infrastructure within Placer County, the project developer/project proponent shall submit to the Placer County Department of Public Works, for review and approval, an erosion control plan consistent with the County's Grading, Erosion and Sediment Control Ordinance (reference pages 4-3-9 through 4-3-12). The erosion control plan shall indicate that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements and County ordinance standards. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to Placer County specifications. BMPs shall be implemented throughout the construction process. The developer shall comply with all similar requirements within other affected jurisdictions.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-7c Revised Draft EIR page 4.3-125	BMPs for construction shall be developed in accordance with the California Stormwater Quality Association <i>Stormwater Best Management Practice Handbook for Construction and New Development/ Redevelopment</i> (or other similar source approved by the County Department of Public Works).
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-1a Revised Draft EIR page 4.4-95	<p>The following criteria shall be applied in accordance with the Mitigation Strategy to the conversion of open space, including cultivated agricultural land, to urban uses within the Specific Plan area. This measure shall not apply to the Special Planning Area (SPA) where no urban development is proposed:</p> <p><u>Open Space/Agricultural Land Mitigation:</u> One acre of open space will be preserved within Placer County for each acre of open space impacted within the Specific Plan area. This is to be accomplished through the approval and implementation of a series of Open Space Mitigation and Management Plans that address the management of a specific property to be preserved for mitigation of lost open space, agricultural land, and habitat (each, a "mitigation property" or "preserve site" and collectively, "mitigation lands" or "preserve lands"). Open Space Mitigation and Management Plans for individual preserve sites shall accompany each proposed development project, or group of projects, within the Specific Plan area. For the purposes of assessing impacts associated with a specific development project, "open space" impacts shall include all land proposed to be developed for urban uses. For purposes of mitigation for the specific development project, the term "open space" shall include any and all undeveloped land proposed to be preserved or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation as set forth below and lands in agricultural use. No additional</p>

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			<p>agricultural mitigation is required beyond the 1:1 open space requirement noted above, as long as a substantial portion, as determined by the Planning Director, in consultation with the County Agricultural Commissioner, of the mitigation lands acquired are: (1) in agricultural production, or have the potential to support agriculture, (2) are undeveloped and have an NRCS soils classification of the same or greater value than lands being affected within the Specific Plan property at issue, or (3) are undeveloped and have the same or higher value CDC categorization than lands being affected within the Specific Plan property at issue. In-kind mitigation is not required for agricultural land developed within the Specific Plan area.</p> <p><u>Initial Core Preserve Area:</u> To address the fragmentation of open space in the Specific Plan area, the applicant shall establish a core preserve area of approximately one thousand acres, or minimum 200-acre areas will be added to an existing preserve that is at least one thousand acres. This initial core preserve area shall be established with approval of the first final map (excluding large-lot final maps that do not result in any disturbance of existing natural conditions), and shall include acreage to mitigate loss due to backbone infrastructure installation. The establishment of a core preserve area will partially mitigate for fragmentation of the Specific Plan area and loss of agricultural land and biological function and value associated with the installation of infrastructure and site development. To the extent feasible and appropriate, the core preserve shall be surrounded by lands designated as Agriculture within the <i>Placer County General Plan</i>. Preserve lands shall be suitable for mitigation of project impacts and shall be evaluated for this purpose by Placer County. Each proposal for a preserve project pursuant to the Specific Plan shall provide sufficient detail to allow for adequate County review of site characteristics, potential values and the long-term integrity of each proposed mitigation site. The County shall also consider the terms of any existing or proposed conservation easements on properties within the proposed preserve areas. Proposals for preserve lands to be encumbered with easements or purchased in fee shall include adaptive management strategies allowing for appropriate management modifications and access for monitoring.</p> <p><u>Subsequent Projects:</u> Subsequent Specific Plan projects (not including backbone infrastructure) shall mitigate through the establishment of preserve areas that, to the extent feasible and appropriate, are located adjacent to the core preserve or are associated with other existing preserve sites currently under easement or fee title for purposes of wildlife conservation and are surrounded by lands designated as Agriculture within the <i>Placer County General Plan</i> or are in areas deemed acceptable by the County Board of Supervisors. Future preserve sites, if not contiguous to an existing designated open space area or a</p>

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			<p>preserve 200 acres or greater in size, shall be a minimum of 200 acres or greater in size. After the establishment of the core preserve area, such land dedication need not include more land than is necessary to mitigate for open space and habitat impacts associated with entitlements being sought at that time. In determining whether it is feasible and appropriate to require that mitigation lands for subsequent Specific Plan projects be consistent with the criteria stated above, the County shall take into consideration both the overall objectives of the proposed PCCP and the realities of the agricultural real estate market in south Placer County. Habitat and open space areas available in the real estate market for purchase, either in fee or through conservation easements, do not necessarily occur in contiguous pieces. Existing high quality habitat and open space areas themselves are not always contiguous with each other, as they have often been separated and disrupted by long-standing agricultural practices or roads and other structures or landscape features.</p>
<p>Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan</p>	<p>Planning Department</p>	<p>4.4-1b Revised Draft EIR page 4.4-97</p>	<p><u>Habitat Mitigation:</u> Applicants for projects developed under the Specific Plan shall obtain applicable permits from the state and federal resource agencies, as needed. Land preserved to meet the habitat mitigation requirements of this Mitigation Measure and/or any additional habitat mitigation that is required by any governmental agency for any development project undertaken pursuant to the Specific Plan shall be counted towards the required “open space” mitigation set forth in Mitigation Measure 4.4-1, provided that the mitigation land is within Placer County. Preservation of mitigation land may occur through a permanent conservation easement, fee title, or purchase of mitigation credits satisfactory to Placer County.</p> <p>Applicants for projects developed under the Specific Plan are required to satisfy the <i>Placer County General Plan</i> “no net loss of wetlands” standard in connection with proposed development that impacts aquatic resources. To satisfy the “no net loss of wetlands” standard, the applicants shall include a preservation component and a variety of wetland enhancement, restoration and creation activities that are to be conducted on lands preserved. The measures that follow describe ratios to be achieved to provide for preservation, restoration, creation, and enhancement to offset impacts to wetland (non-vernal pool) impacts, vernal pool impacts, and riparian impacts as shown in Table 4.4-12.</p> <p><u>Wetland (Non-Vernal Pool) Impacts:</u> Impacts to “waters of the United States” (not including vernal pools) and other non-jurisdictional wetlands identified in the <i>Placer County General Plan</i> will be mitigated to provide “no net loss” through avoidance, minimization and/or compensatory mitigation techniques. Buffers of such off-site mitigation lands will be consistent with requirements of the PCCP as ultimately adopted by the County to the extent that the PCCP is adopted prior to the acquisition of preserve sites and to the extent feasible. Both the wetland and upland components of all wetland mitigation lands shall be credited</p>

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			<p>towards open space mitigation requirements and uplands shall count as wetland buffers when appropriate. To minimize indirect effects to the preserve site, the County may impose measures such as controlling and redirecting runoff from adjoining properties or the construction or removal of fences.</p> <p><u>Vernal Pool Habitat Impacts:</u> Impacts to vernal pool (fairy shrimp and tadpole shrimp) habitat will be mitigated through preservation or restoration of acreage based on each acre directly impacted (see Table 4.4-12 for mitigation ratios). In this context, restoration is intended to be construction of vernal pools at densities within the range of historical levels as identified on 1937 aerial photos, or other valid historical evidence, for the proposed preserve site to be restored. Required ratios are set forth in Table 4.4-12. Buffers of such off-site mitigation lands will be consistent with requirements of the PCCP as ultimately adopted by the County to the extent that the PCCP is adopted prior to the acquisition of preserve sites, and to the extent feasible. Both the wetland and upland components of all wetland mitigation lands shall be credited towards open space mitigation requirements and uplands shall count as wetland buffers when appropriate. To minimize indirect effects to the preserve site, the County may impose measures such as controlling and redirecting runoff from adjoining properties or the construction or removal of fences.</p> <p>The re-creation/restoration of pools must include adequate upland areas to maintain the value of the vernal pools. Additional acreage may be required to address impacts to non-vernal pool type wetlands that function as habitat for federally listed species, and indirect impacts to similar avoided habitat. The total required acreage shall be determined by the County, except for determinations regarding purely federal obligations, which shall be made by federal agencies working with project applicants. As an alternative, once the Placer County Conservation Plan (PCCP) is adopted, project applicants may participate in the PCCP, which is intended to provide for adequate mitigation of vernal pool habitat.</p> <p><u>Riparian Impacts:</u> For each riparian tree removed, one 15-gallon tree, one deepot-40 seedling for each inch, and three 1-gallon shrubs will be planted within existing riparian or improved drainage corridors in the Specific Plan area.</p> <p><u>Oak Tree Impacts:</u> For each oak tree greater than six inches DBH that is removed, one 15-gallon planting, one deepot-40 seedling for each inch removed and three 1-gallon shrubs will be planted. Deminimus impacts to areas containing oak trees, not including actual tree removal, associated with passive trail use shall not be considered an impact requiring mitigation.</p>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<u>Swainson's Hawk Foraging Impacts:</u> Swainson's hawk foraging habitat shall be mitigated according to California Department of Fish and Game Guidelines: one acre for each acre lost within one mile of a nest, 0.75 acre for each acre lost within one to five miles of a nest, and 0.5 acre lost within five to ten miles of a nest, unless otherwise addressed through the PCCP. Additionally, the applicant shall be required to obtain a CESA take permit for any nest tree that may be removed as part of any proposed construction under the Specific Plan. Additional mitigation measures for the loss of active nest trees shall include planting of suitable nest trees at a 15:1 ratio on suitable foraging habitat areas within west Placer County.
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-1c Revised Draft EIR page 4.4-98	<u>Out-of-County Habitat Mitigation:</u> Out-of-County habitat mitigation shall only be used when, as determined by the County, such lands are of equal or of higher value than those in the Specific Plan area.
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a	Planning Department	4.4-1d Revised Draft EIR page 4.4-98	<u>"Out-of-Kind" Habitat Mitigation:</u> "Out-of-kind" habitat mitigation shall only be used as mitigation for loss of a particular habitat type after approval by the County. "Out-of-kind" mitigation may be appropriate where the mitigation lands include areas with a mosaic of riparian habitat, creek corridors, flood plains and upland areas, where an assemblage of vernal pool complexes in fallow or grazed lands is in close proximity to such riparian habitat, or where the County deems that the "out-of-kind" mitigation lands contain other unique or desirable characteristics that provide a comparable level of open space and habitat mitigation. Any "out-of-kind" mitigation that is allowed by the County shall be described in an approved Open Space Mitigation and Management Plan.



Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan			
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-1e Revised Draft EIR page 4.4-99	<u>Funding for Mitigation Land Acquisition (or Easement Establishment) and Monitoring and Maintenance:</u> Funding for mitigation land acquisition (or easement establishment) and monitoring and maintenance may be financed, if acceptable to the County, through a Mello-Roos CFD or other funding mechanism similar to the funding mechanism used to fund Specific Plan infrastructure construction. The specific funding plan, including a method for preserve acquisitions and for long-term preserve management, shall be described in an approved Open Space Mitigation and Management Plan.
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-1f Revised Draft EIR page 4.4-99	<u>Excess Open Space and/or Habitat:</u> Excess open space and/or habitat (after taking into account habitat mitigation requirements stated above) within mitigation lands acquired for the mitigation of impacts associated with an approved development project within the Specific Plan area may be used to mitigate for subsequent development projects within the Specific Plan area. Transfer of excess open space and habitat shall be accomplished through a private cost sharing agreement.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-1g Revised Draft EIR page 4.4-99	<u>Phasing of Mitigation:</u> Implementation of Open Space Mitigation and Management Plans shall occur commensurate with each development project or set of projects developed under the Specific Plan. In order to ensure that Open Space Mitigation and Management Plans are fully implemented, the applicant shall demonstrate compliance to the County prior to Improvement Plan approval, recordation of a final subdivision map, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of issuance of a project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan. Each Open Space Mitigation and Management Plan shall identify the specific mitigation lands that will be necessary to fully mitigate impacts to habitat and special status species, and shall demonstrate control of said property by option, fee title, permanent conservation easement or mitigation credits to the satisfaction of the County and state and federal agencies to the extent required by applicable state or federal permits. The Plan shall also identify the necessary funding mechanism for the long-term maintenance and management of the mitigation lands or acquisition of required habitat credits shall be identified in the Open Space Mitigation and Management Plans, and a specific maintenance and management plan shall be included for perpetual conservation of the mitigation lands, along with provisions for adaptive management.
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	4.4-1h Revised Draft EIR page 4.4-99	<u>Dedication of Mitigation Lands for Placer Vineyards Specific Plan Projects:</u> The mitigation lands necessary to mitigate for the impacts of developing a project within the Specific Plan area, as well as developing an off-site infrastructure project associated with the Specific Plan, shall be dedicated to the County (or other County approved entity) prior to approval of Improvement Plans, recordation of the first final map (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of issuance of a project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map. The administering entity shall hold, as grantee, all conservation easements acquired for the mitigation lands or fee title for those lands acquired in fee.
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final	Planning Department	4.4-1i Revised Draft EIR page 4.4-99	<u>Placer County Conservation Plan:</u> As previously described, at the time of the release of this Revised Draft EIR, Placer County was preparing a Natural Community Conservation Plan, a Habitat Conservation Plan Programmatic Section 404/401 Compliance and a Master Streambed Alteration Agreement to comply with the state and federal Endangered Species

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map			Acts. Collectively, this planning effort is known as the Placer County Conservation Plan (PCCP). Once the approved PCCP is in place, open space and biological resource mitigation measures shall be implemented in such a manner as to be consistent with the PCCP.
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	4.4-1j Revised Draft EIR page 4.4-100	<p>Preserves for Agricultural or Open Space Mitigation Only: As an alternative to the establishment of preserves that mitigate for one or more biological resources in addition to mitigating for lost open space and agricultural lands, applicants for individual projects within the Specific Plan area may instead establish preserves intended only to mitigate for loss of open space or agricultural lands without a complementary wetland, Swainson's hawk or other significant biological mitigation purpose. In such cases, the preserve may occur in any portion of western Placer County so long as the preserve is within an area designated for agricultural or open space use on the <i>Placer County General Plan</i>. Such preserves are only required to meet the minimum 80 acre parcel size requirement for parcels in the Agricultural/Open Space land use category of the General Plan.</p> <p>In lieu of the above described measures, the Specific Plan or subsequent phases of the Specific Plan may fulfill mitigation requirements by compliance with the terms of the adopted PCCP. Such compliance, as determined by Placer County, shall constitute sufficient mitigation that will obviate the need to comply with this mitigation measure, to the extent that an affected agricultural and/or biological resource is addressed in the PCCP.</p>
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	4.4-2 Revised Draft EIR page 4.4-103	Implement <a href="#">Mitigation Measure 4.4-1</a> as it pertains to vernal pools. Additional steps shall be taken as may be required through the state and federal permitting process for properties requiring more detailed resource identification prior to development, including: wetlands delineated and submitted to the USACE, habitat types mapped, and special-status species determined to be or potentially be within the Specific Plan area with protocol surveys conducted if required.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Grading Permit or Improvement Plan approval for any property within the Specific Plan area	Planning Department	4.4-3 Revised Draft EIR page 4.4-103	<p>Prior to approval of grading/engineering plans for any property within the Specific Plan area, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a qualified biologist anytime throughout the year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the Plan area will likely adversely affect these shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure no net loss of VELB habitat shall be developed.</p> <p>The replacement of elderberry shrubs required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB.</p>
Prior to Improvement Plan approval	Planning Department	4.4-4 Revised Draft EIR page 4.4-104	<p>Construction shall be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If construction is required in areas of potential habitat, then a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species on the properties surveyed. If pond turtles are found on the properties surveyed, locations of these occurrences shall be mapped.</p> <p>A detailed mitigation/conservation plan that provides for “no net loss” of individuals of the species or its habitat shall be developed upon confirming the presence of this species on the properties surveyed. If this species is not found on the properties surveyed, no further studies are necessary.</p> <p>The replacement of western pond turtle habitat required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle.</p>
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition	Planning Department	4.4-6 Revised Draft EIR page 4.4-106	Implement Mitigation Measure 4.4-1 as it pertains to Swainson’s hawk foraging habitat and nesting trees.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan			
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-10a Revised Draft EIR page 4.4-109	Implement Mitigation Measure 4.4-1 as it pertains to oak trees.
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure	Planning Department	4.4-11b Revised Draft EIR page 4.4-111	<p>Implement <a href="#">Mitigation Measure 4.4-1</a> as it pertains to non-vernal pool wetlands. For every acre of non-vernal pool wetland (jurisdictional or non-jurisdictional) lost directly to development, <a href="#">Mitigation Measure 4.4-1</a> requires replacement, re-creation, or restoration of the appropriate amount of acreage necessary to meet the no net loss standard. Assuming that the project will result in the direct loss of 29.7 acres of non-vernal pool complex habitat-type wetlands, <a href="#">Mitigation Measure 4.4-1</a> would require the preservation and/or replacement, re-creation or restoration of similar wetlands. Mitigation acreage amounts are reflected in Table 4.4-12 based on typical mitigation bank ratios. The total required acreage shall be determined by the County.</p> <p>Additional steps shall be taken for properties that require more detailed resource identification prior to development, including: wetlands delineated and submitted to the USACE, habitat types mapped, and special-status species determined to be or potentially be</p>



<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
project associated with the Specific Plan			within the Specific Plan area with protocol surveys conducted if required to the extent that development is proposed on these properties that may be subject to 404 permit and FESA requirements.
Prior to Improvement Plan or Grading Permit approval	Planning Department	4.4-12a Revised Draft EIR page 4.4-113	Prior to the issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 et seq. of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed agreements. All stream crossings shall be performed using a “jack and bore” construction technique, unless otherwise specified by CDFG. Streambed Alteration Agreement measures to protect the channel bank of a stream from erosion and related effects of construction shall be included in all related construction contracts.
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Planning Department	4.4-12b Revised Draft EIR page 4.4-113	Implement Mitigation Measure 4.4-1 as it pertains to riparian habitat. Mitigation Measure 4.4-1 requires replacement of all riparian trees removed to accommodate development. New trees and shrubs must be planted within existing riparian areas or improved drainage corridors. The replacement ratios exceed 1:1 in order to ensure that over the long-term the value of new riparian habitat equals or exceeds the value of the habitat that was lost. As an alternative, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP, to the extent that it provided adequate mitigation for impacts on riparian areas.  Additional steps shall be taken for properties that require more detailed resource identification prior to development, including: wetlands delineated and submitted to the USACE, habitat types mapped, and special-status species determined to be or potentially be within the Plan area with protocol surveys conducted if required.
Prior to Grading Permit or Improvement Plan approval	Planning Department	4.4-15 Revised Draft EIR page 4.4-115	Installation of infrastructure within off-site infrastructure areas shall be designed to avoid impacts to potential special-status plant species habitat, if feasible. If special-status plant habitat cannot be avoided, then a mitigation/ conservation plan shall be prepared and implemented. The plan shall include measures to ensure “no net loss” of special-status plant species habitat.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>If installation of infrastructure is required in areas of potential habitat, then a focused rare plant survey for these species shall be conducted prior to approval of grading/engineering plans. The survey is required to determine the presence or absence of these species in these areas. The survey shall be completed by a qualified botanist during the appropriate peak blooming period for these species. If special-status plants are found, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that includes long-term strategies for the conservation of the species shall be developed upon confirming the presence of these species. The plan shall provide for preservation and restoration at ratios that would ensure “no net loss” of the affected plant habitat. If these species are not found, no further studies will be necessary.</p> <p>The mitigation acreage required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes vernal pools that provide equal or greater habitat value for the affected special-status species plants.</p> <p>Avoidance and/or loss of habitat for special-status plants outside of Placer County would be regulated by the USACE, CDFG, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location of such plants and whether they are federal or state listed species. These jurisdictions can and should implement similar measures to ensure “no net loss” of special-status plant habitat.</p>
Prior to Grading Permit or Improvement Plan approval	Planning Department	4.4-17 Revised Draft EIR page 4.4-117	<p>Prior to approval of grading/engineering plans, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a qualified biologist anytime throughout the year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the off-site infrastructure areas will likely adversely affect these shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure “no net loss” of VELB habitat shall be developed.</p> <p>The replacement of elderberry shrubs required by this measure could be partially or entirely included within <a href="#">Mitigation Measure 4.4-1</a>, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB.</p> <p>This measure would ensure “no net loss” of VELB habitat within Placer County. If elderberry shrubs are present in off-site infrastructure areas in Sutter County, Sacramento County, and/or the City of Roseville, these jurisdictions could also require measures to ensure “no net loss” of VELB habitat.</p>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Grading Permit or Improvement Plan approval	Planning Department	4.4-26 Revised Draft EIR page 4.4-125	<p>Infrastructure installations shall be redesigned to avoid impacts to wetlands, and other waters of the U.S., if feasible. If wetlands cannot be feasibly avoided, implement <a href="#">Mitigation Measures 4.4-2</a>, which requires delineation of all wetlands that could not be avoided. <a href="#">Mitigation Measures 4.4-2 and 4.4-11</a> require preservation, re-creation, replacement and/or restoration of vernal pools and other wetlands that would be filled due to construction of off-site infrastructure areas. Successful restoration of vernal pools and other wetlands under <a href="#">Mitigation Measures 4.4-2 and 4.4-11</a> would result in more wetland acreage than would be lost to development. Sutter County, Sacramento County and/or the City of Roseville could require similar measures to ensure “no net loss” of wetlands.</p> <p>The mitigation acreage required by these measures could be partially or entirely included within <a href="#">Mitigation Measure 4.4-1</a>, to the extent that the mitigation area includes vernal pools similar in type and equal or greater in habitat value to those pools lost to the off-site infrastructure areas.</p>
Prior to Grading Permit or Improvement Plan approval	Planning Department	4.4-30a Revised Draft EIR page 4.4-129	Implement <a href="#">Mitigation Measures 4.4-12a and 4.4-12b</a> .
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated	Planning Department	4.4-59 Revised Draft EIR page 4.4-174	<p>Implement Mitigation Measure 4.4-1 as well as Mitigation Measures 4.4-2, 4.4-4, 4.4-6, 4.4-10a, 4.4-11b, 4.4-11c, 4.4-12b, 4.4-14, 4.4-15, 4.4-17, 4.4-18, 4.4-19, 4.4-21, 4.4-22, 4.4-23, 4.4-24, 4.4-25, 4.4-26, 4.4-29, and 4.4-30.</p> <p>Mitigation Measure 4.4-1 would reduce the magnitude of the Specific Plan contribution to the cumulative loss of biological habitat by requiring the off-site preservation of 3,520 acres of open space, most of which is likely to provide a mosaic of habitats similar to the Specific Plan area. The other measures identified above would further protect special-status plant and wildlife from harm by requiring appropriate habitat and/or nesting surveys, avoidance of habitat and/or nests, and compensation for loss of habitat. While individual members of special-status species would be protected from harm, and required off-site open space would not be developed, there would still be a net loss in land available for plant and wildlife habitat as a result of the Specific Plan. Therefore, this mitigation would reduce, but would not fully offset, the project’s incremental contribution to the significant cumulative loss of biological habitat.</p>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Improvement Plan approval	Department of Public Works	4.5-1a Revised Draft EIR page 4.5-12	<p>New development within the Specific Plan area shall submit a geotechnical report prepared by a California Registered Civil or Geotechnical Engineer to the Department of Public Works for review prior to Improvement Plans approval. The report shall meet all relevant requirements of the most recently adopted version of the Uniform Building Code and make recommendations on the following:</p> <ul style="list-style-type: none"> <li>• Road, pavement, and parking area design,</li> <li>• Structural foundations, including retaining wall design (if applicable),</li> <li>• Grading practices,</li> <li>• Erosion/winterization,</li> <li>• Special problems discovered on-site (i.e., groundwater, corrosiveness, expansive/unstable soils), and</li> <li>• Slope stability.</li> </ul> <p>If the geotechnical report indicates the presence of critically expansive or other soils problems which, if not corrected, would lead to structural defects, a certification of completion of the requirements of the report will be required for subdivisions and other entitlements, prior to issuance of building permits. The certification may be completed on a lot-by-lot basis, tract basis, or other defined project basis. This shall also be noted in the covenants, conditions and restrictions and on the information sheet filed with the final subdivision map(s). It shall be the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p>
Prior to Improvement Plan approval or prior to final acceptance of project improvements	Department of Public Works	4.5-1b Revised Draft EIR page 4.5-12	<p>For non-pad graded lots, prior to approval of Improvement Plans, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer shall be submitted to the Department of Public Works for review and approval (Sections 17953-17955 of the California Government Code). For pad-graded lots, prior to final acceptance of project improvements or consideration of early building permits, and after completion of pad grading for all lots, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer shall be submitted to the Department of Public Works for review and approval (Sections 17953-17955 of the Government Code).</p> <p>The soil investigations shall include recommended corrective action to prevent structural damage to each proposed dwelling. In addition, any soil problems encountered on each specific lot, as well as the recommended corrective actions, shall be included in a Development Notebook.</p>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
With Improvement Plan submittal	Department of Public Works	4.5-4c Revised Draft EIR page 4.5-15	<p>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Department of Public Works for review and approval for each new development phase within the Specific Plan. The plans shall show all conditions for each phase, as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, that could be affected by planned construction, shall be shown in the plans. All landscaping and irrigation facilities within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It shall be the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Design Review Committee review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Department of Public Works prior to acceptance by the County of site improvements.</p>
Prior to Improvement Plan approval	Department of Public Works	4.5-4d Revised Draft EIR page 4.5-15	<p>All proposed grading, drainage improvements, and vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the Placer County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Design Review Committee. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Department of Public Works concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/grading plans. Erosion control shall be provided where roadside drainage is off of the pavement, to the satisfaction of the Department of Public Works.</p>



Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>A letter of credit or cash deposit shall be submitted to the Department of Public Works in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the Design Review Committee/Department of Public Works for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/Department of Public Works to make a determination of substantial conformance may serve as grounds for appropriate punitive action by the appropriate hearing body, including the revocation of a site-specific project approval in extreme circumstances. In determining what constitutes appropriate punitive action in this context, the hearing body shall be guided by the penalty options set forth in Article 15.48 and Article 17.62 of the Placer County Code.</p>
Prior to Improvement Plan approval	Department of Public Works	4.5-4e Revised Draft EIR page 4.5-16	Stockpiling and/or vehicle staging areas shall be identified prior to any discretionary entitlement and shown on Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.
Prior to Improvement Plan approval	Department of Public Works	4.5-4f Revised Draft EIR page 4.5-16	New development with ground disturbance exceeding one acre that is subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board (SRWQCB) and shall provide to the Department of Public Works evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees prior to start of construction.
With subsequent Conformity Review application	Planning Department	4.6-2c Revised Draft EIR page 4.6-75	Prior to approval of any small lot tentative subdivision map, Design/Site Review application for new construction, and issuance of demolition permits for properties that have not been previously inspected by an archaeologist or previously inspected by an architectural historian, a qualified archaeologist and/or architectural historian, as appropriate, shall be

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			retained to identify and evaluate any cultural resources, and determine if further mitigation, may be necessary, and recommend any such potential mitigation to the County for its consideration. A representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to review a draft of any report or findings produced and to offer comments and suggestions regarding how to mitigate impacts to any such native American cultural resources. The County will assess the feasibility of any proposed mitigation (e.g., avoidance of the historical resource) and impose the mitigation where feasible in light of Specific Plan policies and land use assumptions. The necessity of inspection by an architectural historian includes any buildings potentially eligible for the California Register of Historical Resources, but for which the identification and evaluation process (the filling out of Primary, Building and Location record forms distributed by the California Office of Historic Preservation) has not been completed.
Prior to approval of a small lot tentative subdivision map and prior to the issuance of any permits for construction	Planning Department	4.6-3b Revised Draft EIR page 4.6-77	In considering any suggested mitigation proposed by the consulting paleontologist, County Planning Department Staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7.2a Revised Draft EIR page 4.7-37	<p>Developers of property within the Placer Vineyards Specific Plan area shall be responsible for the project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant transportation-related impacts, as identified in this traffic analysis, consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the 1994 <i>Placer County General Plan</i> as amended. The project's contribution toward such improvements, which the County recognizes will not be sufficient to mitigate all transportation-related impacts to less than significant levels, may take any, or some combination, of the following forms:</p> <ol style="list-style-type: none"> <li>1. Construction of roads and related facilities within and adjacent to the boundaries of the Specific Plan area, which may be subject to fee credits and/or reimbursement, coordinated by the County, from other fee-paying development projects with respect to roads or other facilities that would also serve fee-paying development projects other than Placer Vineyards;</li> </ol>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<ol style="list-style-type: none"> <li>2. Construction of roads and/or road improvements or other transportation facilities outside the boundaries of the Specific Plan area but within unincorporated Placer County, subject in some instances to future reimbursement, coordinated by the County, from other fee-paying development projects where the roads or improvements at issue would also serve fee-paying development projects other than Placer Vineyards;</li> <li>3. The payment of impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation facilities to be built or improved within unincorporated Placer County, consistent with the County's CIP;</li> <li>4. The payment of impact fees to the South Placer Regional Transportation Authority (SPRTA) in amounts that constitute the Project's fair share contribution to the construction of transportation facilities funded through fees collected by the SPRTA for Tier 1 and/or Tier 2 projects;</li> <li>5. The payment of other adopted regional impact fees that would provide improvements to roadways, intersections and/or interchanges that are affected by multiple jurisdictions (e.g., Walerga/ Fiddymont/ Baseline);</li> <li>6. The payment of impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation facilities and/or improvements within the City of Roseville, Sacramento County and/or Sutter County needed in whole or in part because of the Specific Plan, to be made available to the City of Roseville, Sacramento County, and/or Sutter County, if and when those jurisdictions and Placer County enter into an enforceable agreement consistent with <i>Placer County General Plan</i> Policy 3.A.15(c). At the time of issuance of building permits for individual development projects within the Specific Plan area, the County shall collect fair share fee payments for improvements or facilities addressed by its CIP as it exists at that time;</li> <li>7. Developers of property within the Placer Vineyards Specific Plan area shall pay impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation facilities and/or improvements on federal or State highways or freeways needed in part because of the Specific Plan, to be made available to Caltrans if and when Caltrans and Placer County enter into an enforceable agreement consistent with State law and <i>Placer County General Plan Policy</i> 3.A.15; and</li> </ol>

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
			8. In pursuing a single agreement or multiple agreements with the City of Roseville, Sacramento County, Sutter County, and Caltrans, Placer County shall negotiate in good faith with these other jurisdictions to enter into fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the Placer Vineyards Specific Plan, commitments for the provision of adequate fair share mitigation payments from the Specific Plan for its out-of-jurisdiction traffic impacts and its impacts on federal and state freeways and highways.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7.2b Revised Draft EIR page 4.7-39	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the widening of Walerga Road to four lanes from Baseline Road to PFE Road to provide LOS "A" (V/C 0.43).
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7.3a Revised Draft EIR page 4.7-42	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7.3b Revised Draft EIR page 4.7-42	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements:  i. Construct a second through lane on the southbound approach, a right turn lane to the eastbound approach and construct a second left turn lane on both the eastbound and westbound approaches to improve the intersection of Fiddymment Road and Baseline Road to LOS "C" (V/C 0.80).  ii. Construct a second through lane on both the northbound and southbound approaches, to improve the intersection of Walerga Road and PFE Road to LOS "D" (V/C 0.80).
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	6.7-3c Partially Recirculated Revised Draft EIR page 6-2	Consistent with Mitigation Measure 4.7-2a, construct a westbound left turn lane to the intersection of Watt Avenue and PFE Road to improve operations from LOS "D" to LOS "B".

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-4a Revised Draft EIR page 4.7-44	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-4b Revised Draft EIR page 4.7-44 and 6-77	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute fees toward the following improvements, which are part of the City of Roseville's 2020 CIP:</p> <ul style="list-style-type: none"> <li>• A second through lane on the eastbound approach, to improve the intersection of Woodcreek Oaks Boulevard and Baseline Road to LOS "A" (V/C 0.57).</li> <li>• A second left turn lane on both the northbound, southbound and westbound approaches, a third through lane to the northbound approach and fourth through lane to the southbound approach to improve the intersection of Foothills Boulevard and Baseline Road to LOS "C" (V/C 0.71).</li> <li>• A second left turn lane on all of the approaches, a second through lane on both the northbound and southbound approaches, and a third through lane on the eastbound and westbound approaches to improve the intersection of Woodcreek Oaks Boulevard and Pleasant Grove Boulevard to LOS "A" (V/C 0.50).</li> <li>• A second left turn lane on the westbound approach, a third left turn lane on the southbound approach, and second through lane on both the northbound and southbound approaches, to improve the intersection of Foothills Boulevard and Cirby Way to LOS "B" (V/C 0.70).</li> <li>• Implement Mitigation Measure 4.7-3(b)(ii), which would result in LOS "C" (V/C 0.78) at the intersection of Fiddymont Road and Baseline Road using the Roseville methodology.</li> <li>•</li> </ul>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-5a Revised Draft EIR Page 4.7-45	Implement Mitigation Measure 4.7-2a.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-5b Revised Draft EIR page 4.7-45	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County:  1. Widen Watt Avenue to six lanes from the Placer County line to Elverta Road to provide LOS "D" (0.87).  2. Widen Watt Avenue to six lanes from Elverta Road to Antelope Road to provide LOS "C" (0.71).  3. Widen Watt Avenue to six lanes from Antelope Road to Elkhorn Boulevard to provide LOS "D" (0.90).  4. Widen Watt Avenue to six lanes from Elkhorn Boulevard to Don Julio Boulevard to provide LOS "D" (0.87).  5. Widen Elkhorn Boulevard to six lanes from Walerga Road to I-80 to provide LOS "E" (0.96).
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	6.7-5c Partially Recirculated Revised Draft EIR page 6-6	Consistent with Mitigation Measure 4.7-2a, widen Elverta Road to four lanes from 16 <sup>th</sup> Street to Rio Linda Boulevard to provide LOS "A" (V/C 0.51).
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	6.7-5d Partially Recirculated Revised Draft EIR page 6-6	Consistent with Mitigation Measure 4.7-2a, widen Walerga Road to six lanes from Elverta Road to Antelope Road to provide LOS "C" (V/C 0.79).
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-6a Revised Draft EIR page 4.7-48	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-6b Revised Draft EIR page 4.7-48	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following intersection improvements in Sacramento County:  1. Install a traffic signal to improve the intersection of Elwyn Avenue and Elverta Road to

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>LOS “C” (V/C 0.74) in the a.m. peak hour and LOS “D” (V/C 0.82) in the p.m. peak hour.</p> <ol style="list-style-type: none"> <li>2. Install a traffic signal to improve the intersection of 16<sup>th</sup> Street and Elverta Road to LOS “E” (V/C 0.90) in the a.m. peak hour and LOS “D” (V/C 0.87) in the p.m. peak hour.</li> <li>3. Construct a second exclusive left turn lane on the southbound approach to improve the intersection of Watt Avenue and Antelope Road to LOS “E” (V/C 0.93) in the p.m. peak hour.</li> <li>4. Construct a second exclusive right turn lane on the westbound approach to improve the intersection of Walerga Road and Elkhorn Boulevard to LOS “D” (V/C 0.87) in the p.m. peak hour.</li> <li>5. Construct a third northbound through lane to improve the intersection of Watt Avenue and Don Julio Boulevard to LOS “D” (V/C 0.87) in the p.m. peak hour.</li> <li>6. Construct a third northbound through lane to improve the intersection of Watt Avenue and Air Base Drive to LOS “C” (V/C 0.80) in the a.m. peak hour and LOS “D” (V/C 0.86) in the p.m. peak hour.</li> <li>7. Construct a second westbound left turn lane to improve the intersection of Watt Avenue and Roseville Road to LOS “E” (V/C 0.92) in the p.m. peak hour.</li> </ol>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-8a Revised Draft EIR page 4.7-50	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-8b Revised Draft EIR page 4.7-50	<p>Consistent with Mitigation Measure 4.7-2a and Revised Draft EIR Figure 3-16 the proposed project shall construct the following improvements in Sutter County:</p> <ol style="list-style-type: none"> <li>1. Install a signal at the intersection of Riego Road and Natomas Road to provide LOS “B” (V/C 0.62).</li> <li>2. Install a signal at the intersection of Riego Road and Pleasant Grove Road (North) to provide LOS “B” (V/C 0.64).</li> </ol>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			3. Install a signal at the intersection of Riego Road and Pleasant Grove Road (South) to provide LOS "C" (V/C 0.74).  4. Construct third northbound and southbound through lanes (2,000 to 3,000 feet long) and a third westbound left turn lane to provide LOS "F" (delay of 66.1 seconds);  Or  Construct the Highway 99 interchange at Riego Road.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-9a Revised Draft EIR page 4.7-52	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-9b Revised Draft EIR page 4.7-52	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements:  1. Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard.  2. Widen Interstate 80 to ten lanes from Antelope Road to Riverside Avenue.  3. Widen Interstate 80 to eight lanes from Riverside Avenue to Douglas Boulevard.  4. Widen Business 80 to eight lanes from Fulton Avenue to Watt Avenue.  5. Consider construction of additional lanes on Interstate 80 from Auburn Boulevard to Madison Avenue, or other improvements.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-12 Revised Draft EIR page 4.7-60	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-13a Revised Draft EIR page 4.7-71	Implement Mitigation Measure 4.7-2a.



<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-13b Revised Draft EIR page 4.7-71	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements:  i. A third northbound and southbound through lane, a second eastbound and westbound through lane, a second northbound, an eastbound and westbound left turn lane and a free eastbound right turn lane to improve the intersection of Walerga Road and PFE Road to LOS "F" (V/C 1.19).  ii. A third northbound and southbound through lane to improve the intersection of Walerga Road and Town Center Drive to LOS "C" (V/C .73).
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-14a Revised Draft EIR page 4.7-77	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-14b Revised Draft EIR page 4.7-77	Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward construction of a third southbound and northbound through lanes to the intersection of Fiddymont Road and Baseline Road to improve operations from LOS "E" to LOS "D."
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-14c Revised Draft EIR Page 4.7-78	Consistent with Mitigation Measure 4.7-2, participate in the City of Roseville ITS/TDM program on a fair share basis as determined by the County in consultation with the City of Roseville.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-15a Revised Draft EIR Page 4.7-79	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-15b Revised Draft EIR	Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sacramento County:

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.7-37	<ol style="list-style-type: none"> <li>1. Widen Watt Avenue to six lanes from the Placer County line to Antelope Road, to reduce the V/C from 1.75 to 1.17 (LOS "F").</li> <li>2. Widen Watt Avenue to eight lanes from Antelope Road to Elkhorn Blvd. to provide LOS "E".</li> <li>3. Widen Sorento Road to four lanes from the Placer County line to Elverta Road to provide LOS "A".</li> <li>4. Widen Elwyn Avenue to four lanes from the Placer County line to Elverta Road to provide LOS "A".</li> <li>5. Widen 16<sup>th</sup> Street to four lanes from the Placer County line to Elverta Road, to provide LOS "B".</li> <li>6. Widen Dry Creek Road to four lanes from U Street to Ascot Avenue to provide LOS "C".</li> </ol>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	6.7-15a Partially Recirculated Revised Draft EIR page 6-25	Consistent with Mitigation Measure 4.7-2a, construct Watt Avenue to eight lanes (or a one way couplet) from Antelope Road to Don Julio Boulevard, to provide LOS "D" (V/C 0.90).
	Department of Public Works	6.7-15b Partially Recirculated Revised Draft EIR page 6-25	Consistent with Mitigation Measure 4.7-2a, construct Elkhorn Boulevard to eight lanes from Walerga Road to I-80, to provide LOS "F" (V/C 1.13).
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-16a Revised Draft EIR page 4.7-82	Implement Mitigation Measure 4.7-2a.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-16b Revised Draft EIR page 4.7-82	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County:</p> <ol style="list-style-type: none"> <li>1. Construct a second left turn lane on the eastbound approach to improve the intersection of Sorento Road and Elverta Road to LOS “F” conditions (V/C 1.11) during the a.m. peak hour.</li> <li>2. Construct a second left turn lane on the eastbound approach to improve the intersection of Elwyn Avenue and Elverta Road to LOS “E” conditions (V/C 0.94)</li> <li>3. Construct a second left turn lane on the eastbound approach to improve the intersection of Palladay Road and Elverta Road to LOS “F” conditions (V/C 1.07) during the p.m. peak hour.</li> <li>4. Construct a second through lane on the northbound and southbound approaches, and a right turn lane on the eastbound and westbound approaches to improve the intersection of 16<sup>th</sup> Street and Elverta Road to LOS “B” conditions (V/C 0.66) during the a.m. peak hour and to LOS “C” conditions (V/C 0.77) during the p.m. peak hour.</li> <li>5. Construct a third through lane on the eastbound and westbound approaches at the Watt Avenue and Elverta Road intersection to provide LOS “F” conditions (V/C 1.11) during the p.m. peak hour.</li> <li>6. Construct a third through lane on the northbound and southbound approaches at the Walerga Road and Elverta Road intersection to provide LOS “F” conditions (V/C 1.16) during the a.m. peak hour.</li> <li>7. Construct a third through lane on the northbound and southbound approaches, and second left turn lane on the westbound approach at the Watt Avenue and Antelope Road intersection to provide LOS “C” (V/C 0.80) conditions during the p.m. peak hour.</li> <li>8. Construct a second through lane on the northbound approach at Dry Creek Road and Elkhorn Boulevard intersection to provide LOS “E” conditions (V/C 0.99) during the p.m. peak hour.</li> </ol>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>9. Construct a fourth through lane on the northbound and southbound approaches at the Watt Avenue and Elkhorn Boulevard intersection to provide LOS "E" (V/C 0.94) in the a.m. peak hour and LOS "F" conditions (V/C 1.14) during the p.m. peak hour.</p> <p>10. Construct a second left turn lane and a second right turn lane on the westbound approach at the Walerga Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.94) during the p.m. peak hour.</p> <p>11. Construct a third through lane on the northbound approach and a second westbound right turn lane at the Watt Avenue and Air Base Drive intersection to provide LOS "E" conditions (V/C 0.91) during the p.m. peak hour.</p> <p>12. Construct a second left turn lane on the westbound approach at the Watt Avenue and Roseville Road intersection to provide LOS "F" conditions (V/C 1.24) during the p.m. peak hour.</p>
Prior to Improvement Plan or Building Permit issuance	Department of Public Works	6.7-16c Revised Draft EIR page 6-107	Consistent with Mitigation Measure 4.7-2a, construct a second left turn lane on the westbound approach at the Walerga Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.92) during p.m. peak hour.
Prior to Improvement Plan or Building Permit issuance	Department of Public Works	4.7-17a Partially Recirculated Revised Draft EIR Page 4.7-38	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan or Building Permit issuance	Department of Public Works	4.7-17b Partially Recirculated Revised Draft EIR Page 4.7-38	<p>Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sutter County:</p> <p>1. Widen Pleasant Grove Road to four lanes from Riego Road to the Sacramento County line.</p>

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-18a Revised Draft EIR page 4.7-85	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-18b Revised Draft EIR page 4.7-85	Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sutter County: <ul style="list-style-type: none"> <li>i. Construct a second left turn lane on the southbound approach, to improve the intersection of Pleasant Grove Road (North) and Riego Road to LOS “D” conditions (V/C 0.87).</li> <li>ii. Construct a second left turn lane on the northbound and westbound approaches, to improve the intersection of Pleasant Grove Road (South) and Riego Road to LOS “D” conditions (V/C 0.87).</li> </ul>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-19a Revised Draft EIR page 4.7-87	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-19b Revised Draft EIR page 4.7-87	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements on State highways. <ul style="list-style-type: none"> <li>1. Widen Hwy 70/99 to six lanes from Riego Road to Interstate 5.</li> <li>2. Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard.</li> <li>3. Widen Interstate 80 to twelve lanes from Longview Drive to Watt Avenue.</li> <li>4. Widen Interstate 80 to ten lanes from Antelope Road to Douglas Boulevard.</li> <li>5. Consider construction of additional lanes on Interstate 80 from Auburn Boulevard to Madison Avenue, or other improvements.</li> </ul>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	6.7-16a Partially Recirculated Revised Draft EIR page 6-31	Consistent with Mitigation Measure 4.7-2a, widen Business 80 from six lanes to eight lanes from Watt Avenue to Fulton Avenue to provide LOS "F".
Prior to Improvement Plan approval	Department of Public Works	4.8-5 Revised Draft EIR page 4.8-42	Notice shall be provided in the recorded Covenants, Codes and Restrictions of all lots created within 500 feet of the proposed lift station that there is the potential for odors to result from lift station operations and maintenance.
Prior to issuance of Use Permits or Building Permits	Planning Department and Environmental Health Services	4.9-2 Revised Draft EIR page 4.9-16	When specific uses are proposed, they shall be reviewed for their potential to produce significant noise impacts and, as required, noise studies shall be conducted to determine the most effective and practical mitigation measures. Mitigation measures shall be applied to assure that new stationary sources do not exceed adopted noise standards. Mitigation measures shall be consistent with the <i>Noise Element of the Placer County General Plan</i> , including use of setbacks, barriers, and other standard noise mitigation measures.
Prior to Improvement Plan approval or small lot subdivision map approval	Planning Department and/or Department of Public Works and Environmental Health Services	4.9-4 Revised Draft EIR page 4.9-18	Site-specific acoustical analyses shall be conducted when actual roadway design and tentative subdivision map design are proposed and grading is established to determine setbacks and any other measures (e.g. berms, site design, location of structures, noise walls/barriers) required to reduce traffic noise to levels that meet County and Specific Plan noise standards, and Specific Plan design standards.
Prior to the first final subdivision map recordation	Placer County Fire Department	4.11.2-1 Revised Draft EIR page 4.11-8	The staffing ratios contained in Table 4.11-1 shall be maintained for the Specific Plan area during all phases of development concurrent with demand. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy Placer County Fire Department staffing requirements set forth above. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be approved by the affected landowners prior to recordation of the first final subdivision map. It shall be maintained until such time as the County determines that property tax revenues are adequate to maintain the required staffing.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to issuance of a Building Permit for the first dwelling unit (interim station), 18 months after issuance of a Building Permit for the first dwelling unit (western permanent station), and prior to Building Permit issuance for the 5,000 <sup>th</sup> dwelling unit (eastern permanent station)	Placer County Fire Department and Building Department	4.11.2-2a Revised Draft EIR page 4.11-9	A minimum of two fire stations shall be provided to serve the Specific Plan area at buildout, which shall be fully funded and equipped (i.e., desks, computers, telephones, radio systems, beds, refrigerators and all other needs).
Prior to issuance of a Building Permit for the first dwelling unit (interim station), 18 months after issuance of a Building Permit for the first dwelling unit (western permanent station), and prior to Building Permit issuance for the 5,000 <sup>th</sup> dwelling unit (eastern permanent station)	Placer County Fire Department and Building Department	4.11.2-2b Revised Draft EIR page 4.11-9	A western fire station shall be constructed and equipped, at a location approved by the Placer County Fire Department, prior to issuance of a building permit for the first dwelling unit located west of Watt Avenue. This first station may initially be located in a temporary building or location; however, a permanent station shall be available for occupancy within 18 months of issuance of the Building Permit for the first dwelling unit located west of Watt Avenue. The eastern fire station shall be constructed and equipped, at a location approved by the Placer County Fire Department, prior to issuance of a building permit for the 5,000 <sup>th</sup> dwelling unit.
Prior to the first final subdivision map recordation	Placer County Fire Department and Department of Public Works	4.11.2-2c Revised Draft EIR page 4.11-10	Formation of a County Services Area (CSA), a Community Facilities District (CFD), or expansion of CSA #28, including a landowner-approved special tax of an adequate amount or other financing mechanism acceptable to the County, shall be required prior to recordation of the first final subdivision map to ensure that a funding mechanism for fire protection infrastructure and equipment is in place to provide adequate fire safety services in the Specific Plan area during all stages of development. Required fire stations shall be completed and fully staffed and equipped prior to the issuance of certificates of occupancy. Fire stations shall be located on sites readily accessible to service areas and final fire station locations shall be subject to approval by the Placer County Fire Department.
Prior to approval of any tentative subdivision map	Placer County Fire Department and Department of Public Works	6.11.2-2d Revised Draft EIR page 6-128	As a condition of Blueprint Alternative Specific Plan approval, the applicants shall demonstrate to the County that a three-minute fire service response-time can be met for the project area. If this cannot be demonstrated, additional circulation or other infrastructure improvements shall be provided, including potential construction of a third fire station. The appropriate mix of improvements needed to meet the three minute response time shall be determined by Placer County.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to approval of any tentative subdivision map	Placer County Fire Department	4.11.2-3a Revised Draft EIR page 4.11-10	Development and subdivision design shall include adequate setbacks, as determined by the Placer County Fire Department, between open space/corridor areas and structures. Fire pre-suppression and suppression access easements to utility corridors and open space areas shall be required as part of the subdivision map process. Building envelopes or another method shall ensure separation of structures, and shall ensure access, as deemed appropriate by the Placer County Fire Department prior to approval of any tentative subdivision map.
Prior to the first final subdivision map recordation	Placer County Fire Department and Department of Public Works	4.11.2-3b Revised Draft EIR page 4.11-10	A County Service Area (CSA), Community Facilities District (CFD), or Zone of Benefit under CSA #28, or other entity for sustainable park maintenance shall be formed for the Specific Plan area prior to recordation of the first final subdivision map. Funds for a fuels reduction program for open spaces and corridors shall be included in the financing arrangement by a vote of the landowners prior to recordation of the first final subdivision map. The maintenance entity shall establish and identify ongoing funding for a continuous maintenance program for vegetation (both wildland and landscaped) in any and all open space, vacant areas, and landscape trail, easement and corridor areas within the Specific Plan area prior to recordation of the first final subdivision map.
Prior to approval of any tentative subdivision map	Placer County Fire Department	4.11.2-3c Revised Draft EIR page 4.11-11	The developers shall fund a fire-safe plan for the subdivisions adjacent to wildland (natural, landscape, and corridor) areas. The fire-safe plan shall include a fuels management plan, and recommend building separations and distances from wildland areas, evacuation and access routes, fire safety zones and maintenance schedule prior to approval of tentative subdivision maps.
Prior to approval of any tentative subdivision map	Placer County Sheriff's Department and Department of Public Works	4.11.3-1 Revised Draft EIR page 4.11-15	The staffing ratios contained in Table 4.11-2 shall be maintained for the Specific Plan area. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of law enforcement services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy the staffing standards set forth above and General Plan standards now in existence or as later amended. The funding mechanism shall be subject to the prior review and approval of Placer County.
Prior to the first final subdivision map recordation	Placer County Sheriff's Department and Department of	4.11.3-2a Revised Draft EIR	The project developer(s) shall comply with Placer County Policy 4.H.4, which requires that all future development either fund or develop law enforcement facilities. The project developer(s) shall dedicate land for development of a 19,000-square foot substation prior to



<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
	Public Works	page 4.11-16	recordation of the first final subdivision map. Said development shall be consistent with the requirements of the County, the needs of the County Sheriff's Department and the County Facilities Services Department. Compliance with Policy 4.H.4 shall include formation of a County Service Area (CSA), Community Facilities District (CFD), or expansion of CSA #28 for the construction of an equipped Sheriff's substation prior to recordation of the first final subdivision map.
Prior to the first final subdivision map recordation	Placer County Sheriff's Department, County Executive Office	4.11.3-2b Revised Draft EIR page 4.11-16	The project developer(s) shall enter into a Development Agreement with Placer County prior to recordation of the first final subdivision map for facilities, staffing, and the purchase and scheduled replacement of the number of equipped vehicles needed as determined by the Sheriff in the same frequency and manner currently used by the County in its patrol vehicle replacement program. All patrol vehicles shall include the necessary equipment to accomplish the mission of the Placer County Sheriff's Department or as otherwise required by the Sheriff.
With Design/Site Review Application submittal	Planning Department and Placer County Sheriff's Department	4.11.3-3 Revised Draft EIR page 4.11-17	Law enforcement personnel shall have access to and visibility of schools, parks and open spaces, pedestrian areas shall be well lighted and designed in such a manner as to maximize the safety of pedestrians, and buildings shall be designed and sited to provide a safe environment. Improvement Plans submitted for review and approval by the Placer County Planning Department shall be accompanied by a written explanation regarding the manner in which the design of the improvements achieves compliance with these requirements.
Prior to any large-lot final subdivision map recordation for CSA formation/expansion and prior to first final small lot subdivision map recordation for major core backbone infrastructure	Department of Public Works	4.11.6-1a Revised Draft EIR page 4.11-48	Prior to recordation of any large-lot final subdivision map, all required steps shall be taken to initiate formation of a new County Service Area (CSA, or expansion of CSA #28. Major core backbone infrastructure as shown on Figure 3-17A or Figure 3-17B in Chapter Three of this Revised Draft EIR shall be in place prior to recordation of the first final small lot subdivision map. Other on-site collection and conveyance facilities shall be constructed as necessary to serve actual development (except as required in Mitigation Measure 4.11.6-1g).
Prior to Improvement Plan approval and final subdivision map recordation and prior to final acceptance of project improvements	Department of Public Works	4.11.6-1b Revised Draft EIR page 4.11-48	All new commercial, industrial, institutional, and residential subdivisions in the Specific Plan area shall install collection systems and connect to a public wastewater system.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
With Subsequent Conformity Review Application submittal	Planning Department and Environmental Health Services	4.11.6-1c Revised Draft EIR page 4.11-48	All new development in the Specific Plan area shall comply with General Plan Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan.
With Specific Plan approval	Board of Supervisors and County Executive Office	4.11.6-1d Revised Draft EIR page 4.11-49	Approval of the Specific Plan shall be premised on concurrent County approval of a financing plan that will provide for funding the necessary wastewater collection facilities needed to serve the Specific Plan area, and implemented through approval for formation of a County Service Area (CSA) or expansion of CSA #28 and a corresponding funding mechanism.
Prior to approval of any tentative subdivision map	Department of Public Works	4.11.6-1e Revised Draft EIR page 4.11-49	The Specific Plan proponents shall construct or participate financially in the construction of off-site wastewater conveyance capacity, including lift stations, to accommodate projected wastewater flows that would be generated by development of the Specific Plan.
Prior to Improvement Plan approval and Building Permit issuance	Department of Public Works	4.11.6-1f Revised Draft EIR page 4.11-49	Adequately sized on-site collection facilities, including lift stations, shall be installed for each subdivision in the Specific Plan area concurrent with road construction for individual subdivisions. A “backbone” conveyance system sufficient to serve each subdivision shall be installed prior to issuance of building permits for that subdivision.
Prior to Improvement Plan submittal for any wastewater-related Improvement Plans	Departments of Facility Services and Public Works	4.11.6-1g Revised Draft EIR page 4.11-49	The Sewer Master Plan shall be revised prior to submission of any wastewater-related Improvement Plans to include a detailed description of necessary lift station components on-site as well as off-site. The Master Plan shall include a plan for dealing with power and pump failure, and pump maintenance. The plan shall identify how necessary pumping capacity will be replicated in the event of pump failure or pump maintenance, and shall provide for on-site back-up power sufficient to run pumps and any odor scrubbers, in the event of power failure. Each lift station shall include a wastewater storage component in the form of an enclosed reservoir or tank sufficient to deal with temporary emergency conditions while backup systems are brought on line, in accordance with sizing standards utilized by the County Department of Facility Services.
Prior to Improvement Plan approval for wastewater collection and transmission	Departments of Facility Services, Public Works, and	4.11.6-2a Revised Draft EIR	Commitments from the wastewater treatment provider to receive anticipated flows from the Specific Plan area at the DCWWTP and/or the SRWTP shall be secured by Placer County prior to County approval of Improvement Plans for wastewater collection and transmission

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
infrastructure	Environmental Health Services	page 4.11-51	infrastructure. The County shall comply with <i>General Plan</i> Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan area.
Prior to Building Permit issuance	Department of Public Works	4.11.6-2b Revised Draft EIR page 4.11-51	Specific Plan proponents shall participate financially through connection fees and other financial mechanisms in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows and treatment at the DCWWTP and/or the SRWTP. In addition, Specific Plan proponents shall prepare, or shall provide a fair share contribution toward the preparation of any additional CEQA analysis that may be required for plant modifications and/or expansions.
Prior to any final subdivision map recordation and prior to Building Permit issuance where no tentative map is required	Department of Public Works	4.11.6-2c Revised Draft EIR page 4.11-51	For each increment of new development within the Specific Plan area, the County shall confirm that all necessary permits (e.g., NPDES) are in place for either the DCWWTP or the SRWTP to discharge additional treated effluent in the amounts associated with the new development. This shall include a determination that development timing will not impede other development for which entitlements have been issued. The requirement for such a showing shall be made a condition of any small lot tentative map approval associated with the new development and shall be verified by the County prior to recordation any final map associated with the new development. Where no small lot tentative map and final map are required prior to non-residential development having the potential to increase wastewater flows, the requirement for such verification, to be demonstrated no later than the time of issuance of building permits, shall be made a condition of approval of project-level discretionary approvals analogous to issuance of small-lot tentative maps.
With Subsequent Conformity Review Application submittal	Department of Facility Services and Planning Department	4.11.6-6 Revised Draft EIR page 4.11-57	Should expansion of the SRWTP treatment plant be pursued to serve the Specific Plan area, a Treatment Plant Master Plan Update will be needed and additional analysis of water quality impacts on the Sacramento River will be required in a cumulative context. This analysis shall be performed in a manner similar to and at the same level of detail as the analysis contained in the EIR for the current Master Plan, and shall be consistent with standards established by RWQCB and SRCSD. All recommendations of the analysis shall be implemented utilizing a fair share funding arrangement with Placer Vineyards project proponents.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
<p>Prior to approval of any small lot tentative subdivision map for a proposed residential project of more than 500 dwelling units</p> <p>Prior to approval of any small lot tentative subdivision map for a proposed residential project of 500 or fewer units</p> <p>Prior to any final small lot subdivision map recordation, or prior to County approval of any similar project-specific discretionary approval or entitlement required for nonresidential uses</p>	PCWA and Planning Department	4.11.7-1a Revised Draft EIR page 4.11-81	<p>Prior to approval of any small lot tentative subdivision map for a proposed residential project of more than five hundred dwelling units, the County shall comply with Government Code Section 66473.7. Prior to approval of any small lot tentative subdivision map for a proposed residential project of 500 or fewer units, the County need not comply with Section 66473.7, or formally consult with PCWA or other public water system, but shall nevertheless make a factual showing or impose conditions similar to those required by Section 66473.7 in order to ensure an adequate water supply for development authorized by the map. Prior to recordation of any final small lot subdivision map, or prior to County approval of any similar project-specific discretionary approval or entitlement required for nonresidential uses, the applicant shall demonstrate the availability of a long-term, reliable water supply from a public water system for the amount of development that would be authorized by the final subdivision map or project-specific discretionary non-residential approval or entitlement. Such a demonstration shall consist of a written certification from the water service provider that either existing sources are available or that needed improvements will be in place prior to occupancy.</p>
With Subsequent Conformity Review Application submittal	PCWA and Planning Department	4.11.7-1b Revised Draft EIR page 4.11-82	The Specific Plan proponents shall, comply with PCWA water conservation strategies as described in PCWA's <i>Urban Water Management Plan</i> .
Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map	PCWA and Planning Department	4.11.7-1c Revised Draft EIR page 4.11-82	<p>Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map, the Placer County Water Agency (PCWA) shall perform an analysis of the remaining wheeling capacity in the City of Roseville's system. This analysis shall consider all of the previously committed demand to Morgan Creek, Placer Vineyards, Regional University or other projects within southwest Placer County that rely on water conveyed through City of Roseville facilities and/or pursuant to the wheeling agreement between the City of Roseville and PCWA, as amended from time to time. The analysis shall be submitted to both the County and the City of Roseville. The County shall confirm with PCWA that uncommitted capacity remains to wheel the required amount of PCWA-supplied water to the Specific Plan area prior to approval of discretionary actions. In the event sufficient uncommitted capacity does not exist, the County shall not grant the proposed tentative subdivision map or other project level discretionary approval until the County determines that a water supply not</p>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			dependent on water from PCWA that is wheeled thru the Roseville system becomes available for the area at issue.
With Improvement Plan submittal	Department of Public Works	4.11.8-3a Revised Draft EIR page 4.11-95	Plans for site-specific recycled water storage facilities shall include provisions for emergency storage, including redundant in-ground storage ponds or enclosed tanks capable of holding one-day peak demand for the area served. All recycled water storage ponds shall be bermed to prevent inflow from surface sources and shall not be located where a direct discharge to a drainage course or natural waterway could occur if the pond should experience a containment failure. All storage ponds for recycled water shall be fenced to restrict access and posted with warning signs to reduce the potential for direct human contact with recycled water.
Prior to Improvement Plan approval	Department of Facility Services	4.11.8-3b Revised Draft EIR page 4.11-95	The project applicants shall be responsible for completing the Engineering Report that is required to be submitted to the State for the production, distribution and use of recycled water. Recycled water shall not be used until the Engineering Report is approved by the State.
Prior to Improvement Plan approval	Department of Public Works	4.11.8-3c Revised Draft EIR page 4.11-95	Adequate storage and pumping facilities must be provided prior to connection to the recycled water system.
With Specific Plan approval	Department of Public Works	4.11.9-1a Revised Draft EIR page 4.11-108	The <i>Master Project Drainage Study</i> shall be incorporated as part of Specific Plan approval by reference or other similar means.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1b Revised Draft EIR page 4.11-108	Individual project drainage reports consistent with the County's <i>Stormwater Management Manual</i> and Grading Ordinance shall be submitted for each development project, including installation of backbone infrastructure. Drainage reports shall identify the proposed detention/retention basins that will serve the new development area or submit an interim detention basin design with supporting calculations subject to approval by County staff.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1c Revised Draft EIR page 4.11-108	Drainage reports for development projects within the Specific Plan area shall comply with the current permit requirements of the NPDES Phase II (Attachment 4).
Prior to first large lot Tentative Map approval	Department of Public Works	4.11.9-1d Revised Draft EIR page 4.11-108	The <i>Master Project Drainage Study</i> shall be submitted to the Placer County Department of Public Works and reviewed and approved by the Department of Public Works prior to the recordation of the first large lot tentative map.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1e Revised Draft EIR page 4.11-108	Individual project drainage reports shall be consistent with the approved <i>Master Project Drainage Study</i> .
Prior to first small lot final subdivision map recordation	Department of Public Works	4.11.9-2 Revised Draft EIR page 4.11-109	Prior to recordation of the first small lot final subdivision map in the Specific Plan area, a drainage service area under a new County Service Area (CSA), existing CSA #28, or a Community Facilities District (CFD) shall be established for the Specific Plan area in compliance with law. The CSA or CFD shall identify and establish ongoing funding for a continuous drainage facility maintenance program.
Prior to Improvement Plan approval and first final subdivision map recordation	Department of Public Works	4.11.10-1a Revised Draft EIR page 4.11-116	The Specific Plan applicants and subsequent developers shall work closely with PG&E and SMUD to ensure that development of electrical and natural gas infrastructure with the capacity to service the entire Specific Plan area is located and provided concurrently with roadway construction and in accordance with PUC regulations. The applicant(s) shall grant all necessary easements for installation of electrical and natural gas facilities, including utility easements along existing and future on-site major arterial roads for the development of area-wide utility corridors. Coordination with SMUD and/or PG&E shall occur, and any required agreements shall be established prior to recordation of the first final subdivision map.
With Design/Site Review Application submittal	Planning Department and Air Pollution Control District	4.11.10-1b Revised Draft EIR page 4.11-116	Implement Mitigation Measures 4.8-3a through 4.8-3g as set forth in Section 4.8 of this Revised Draft EIR.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to approval of improvement plans and prior to the final subdivision map recordation	Department of Public Works	4.11.10-2a Revised Draft EIR page 4.11-117	All locations and continuous maintenance access points for natural gas and electrical infrastructure shall be identified in consultation with PG&E and/or SMUD and are to be clearly marked or noted on tentative subdivision maps. Dedicated easements for utility maintenance equipment shall be recorded prior to or concurrent with acceptance and recordation of final maps.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Pacific Gas & Electric and Planning Department	4.11.10-2b Revised Draft EIR page 4.11-117	Clear, unrestricted access shall be maintained beneath existing transmission lines that traverse the Specific Plan area. This may include provision for unobstructed access to gates in proposed fences that may surround such uses as the County corporation yard. Any realignment of transmission line paths shall be negotiated with PG&E. Structures shall only be allowed in those areas that do not restrict access and meet the requirements of PG&E.
Prior to first final small lot subdivision map recordation	Auburn - Placer County Library and Department of Public Works	4.11.12-1a Revised Draft EIR page 4.11-125	Formation of a County Service Area (CSA), Community Facilities District (CFD), or expansion of CSA #28, or other financing mechanism acceptable to the County shall be required prior to recordation of the first final small lot subdivision map to ensure that immediate funding for adequate library infrastructure consistent with County standards is in place. The Specific Plan developers shall enter into a Development Agreement to ensure a fair share contribution to adequate library facilities, and that such facilities are available prior to demonstrated need.
Prior to issuance of a Building Permit for the first dwelling unit for an interim facility, prior to Building Permit issuance for the 3000 <sup>th</sup> dwelling unit for the 1 <sup>st</sup> phase of a permanent facility, and prior to Building Permit issuance for the 10,000 <sup>th</sup> dwelling unit for the 2 <sup>nd</sup> phase of a permanent facility	Auburn – Placer County Library and Planning Department	4.11.12-1b Revised Draft EIR page 4.11-125	Completion of one or more branch libraries to provide a minimum of 0.4 square feet per capita, dedication of land, and stocking with books and other materials necessary for a functioning library with a minimum of 2.2 volumes per capita and otherwise meeting the standards of the <i>Auburn-Placer County Library Long-Range Plan</i> , including any subsequent amendments, shall occur concurrent with demand.
Prior to first final subdivision map recordation	Auburn – Placer County Library and Department of Public Works	4.11.12-1c Revised Draft EIR page 4.11-125	Project developers shall be required to establish a special benefit assessment district or other funding mechanism to ensure adequate funding of the Specific Plan's fair share for the ongoing operation and maintenance of library facilities. Such funding mechanism shall be established prior to recordation of the first final subdivision map to ensure that immediate funding for adequate library operations and maintenance is in place.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to final small lot subdivision map recordation	Department of Facility Services	6.11.13-1 Revised Draft EIR page 6-144	<p>Project developers in the Blueprint Alternative Specific Plan area shall comply with the requirements of the General Plan by dedication and improvement of a minimum of 260 acres of active parkland and 260 acres of passive parkland. Project developers shall be responsible for dedicating and fully developing parks and or portions thereof, concurrent with demand and in accordance with County levels of service. The County may require oversizing of neighborhood and larger type recreation parks, trails and facilities on a subdivision basis when it is deemed necessary and practical to serve the needs of future residents. In such cases, the County will enter into reimbursement agreements whereby future development swill pay initial developers for oversizing. Regardless of providing such recreation amenities concurrent with demand, project applicants will be required to adhere to the following process:</p> <ul style="list-style-type: none"> <li>• Prior to County approval of the final subdivision map creating the 500<sup>th</sup> residential lot, a community park (10± acres) shall be constructed and accepted as complete, and the park site shall be granted to the managing agency.</li> <li>• Concurrent with the construction of the community parks, project developers shall construct a park maintenance building and yard and provide maintenance equipment. The design and building materials, location and quantity of equipment shall be subject to the approval of the Department of Facility Services.</li> <li>• Prior to County approval of the final subdivision map creating the 5,000<sup>th</sup> residential lot, a second community park (18± acres) shall be constructed and accepted as complete, and the park site shall be granted to the managing agency.</li> <li>• All plans and specifications shall be approved by the Department of Facility Services and/or the managing agency prior to the recordation of the final subdivision map. A procedure or agreement to govern the acquisition of parklands and completed park improvements acceptable to the County and/or managing agency, and in compliance with applicable General Plan standards and policies, shall be in place prior to recordation of the first final subdivision map.</li> <li>• The specific park plans shall be submitted to the County for approval prior to the final decision as to the number and location of facilities.</li> </ul>



<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to first final large lot subdivision map recordation - per Development Agreement	Department of Facility Services and Department of Public Works	4.11.13-3 Revised Draft EIR page 4.11-161	Project developers shall cause a new County Service Area (CSA) or Community Facilities District (CFD) to be formed, or expand CSA #28 for sustainable park maintenance and recreation programs for the Specific Plan area prior to recordation of the first final small-lot subdivision map. A procedure or agreement to govern park maintenance and local recreation programs shall also be finalized prior to recordation of the first final small-lot subdivision map within the Specific Plan area. This entity would thus have the ability to participate in design, inspection and acceptance of facilities, and determination of appropriate funding levels necessary to maintain these facilities and operate recreational programs. A park maintenance special tax or special assessment with a provision for increases indexed to the CPI shall be approved by the landowners (voters) of the Specific Plan area, to be developed prior to recordation of the first final subdivision map in the Specific Plan area. An indexing formula for maintenance and operation of recreational facilities and programs shall be in place prior to recordation of the first final subdivision map.
Prior to first final large-lot subdivision map recordation	Department of Facility Services	4.11.13-4 Revised Draft EIR page 6-145	As a condition of Blueprint Alternative Specific Plan approval, proponents shall submit a phased schedule for providing community recreation facilities for approval by the County Parks Division. This phasing plan shall comply with County levels of service for parks and recreational facilities. Funding for construction, operation and maintenance of these improvements shall be provided in accordance with Mitigation Measures 4.11.13-1.
Prior to first final small lot subdivision map recordation	County Executive Office	4.11.14-2 Revised Draft EIR page 4.11-183	Project developers shall establish a special benefit assessment district or other funding mechanism to ensure fair share funding for the ongoing operation and maintenance of general County services serving the Specific Plan area. This funding mechanism shall be established prior to recordation of the first final small lot subdivision map in the Specific Plan area to ensure that immediate funding for adequate general County services is in place.
Prior to any final small lot subdivision map recordation on Property #7 (now Properties #4 and #7)	Environmental Health Services	4.12-1 Revised Draft EIR page 4.12-24	The two USTs shall be removed and soil samples shall be collected and analyzed. In the event soil or water contamination has occurred above regulatory clean-up thresholds, remediation shall be performed consistent with State and County regulations. All required remediation shall be completed prior to recordation of any final small lot subdivision map on Property #7 (now Properties #4 and #7).
Prior to any final small lot subdivision map recordation on Property #7 (now Properties #4 and #7)	Environmental Health Services	4.12-2 Revised Draft EIR page 4.12-24	If sampling during removal of the UST for the Hilltop site should confirm concentrations of potential motor oil and/or TPH diesel contamination at or above the level of concern, the site shall be remediated as described in Mitigation Measure 4.12-1.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to any final small lot subdivision map recordation on Property #7 (now Properties #4)	Environmental Health Services	4.12-3 Revised Draft EIR page 4.12-25	Prior to recordation of any final small lot subdivision map on Property #7 (now Property #4), the open well shall be abandoned/destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County Environmental Health Services requirements.
Prior to any final small lot subdivision map recordation on Property # 9	Environmental Health Services	4.12-4 Revised Draft EIR page 4.12-25	Additional sampling shall be performed at the Dyer Lane and Tanwood Avenue area of illegal dumping. If test results show that the level of concern is exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property # 9.
Prior to any final small lot subdivision map recordation on Property #9	Environmental Health Services	4.12-5 Revised Draft EIR page 4.12-25	Prior to recordation of any final small lot subdivision map on Property #9, unused wells on-site shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to any final small lot subdivision map recordation on Property #10	Environmental Health Services	4.12-6a Revised Draft EIR page 4.12-24	Additional sampling shall be performed on sites #10-1 and #10-2. If test results show that regulatory clean-up thresholds are exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property #10.
Prior to any final map recordation on Property #10	Environmental Health Services	4.12-6b Revised Draft EIR page 4.12-26	Prior to recordation of any final maps on Property #10, unused wells on-site shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to any final small lot subdivision map recordation on Property #11	Environmental Health Services	4.12-7a Revised Draft EIR page 4.12-27	Additional sampling shall be performed on sites #11-1 and #11-2. If test results show that levels of concern are exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property #11.
Prior to any final map recordation on Property #11	Development Review Committee	4.12-7b Revised Draft EIR page 4.12-27	Prior to recordation of any final maps on Property #11, unused wells on-site shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to any final map recordation on Property #15A (now Property # 22)	Environmental Health Services	4.12-8 Revised Draft EIR page 4.12-27	Disposal of refrigerators, tires, batteries and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to recordation of any final maps on Property #15A (now Property # 22).
Prior to any final small lot subdivision map recordation on Property #15A (now Property # 22)	Environmental Health Services	4.12-9 Revised Draft EIR page 4.12-28	Additional sampling shall be performed on sites #15-1, #15-2, #15-3, #15-4, #15-5, #15-6, #15-7, #15-8, #15-9, #15-10, #15-11, #15-12, and #15-13. If test results show that levels of concern, or regulatory clean-up thresholds are exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property #15A (now Property # 22).
Prior to any final small lot subdivision map recordation on Property #19	Environmental Health Services	4.12-10 Revised Draft EIR page 4.12-28	Disposal of auto parts, debris, household waste and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to recordation of any final small lot subdivision map on Property #19.
Prior to any final small lot subdivision map recordation on Property #20 (now Property #21)	Environmental Health Services	4.12-11a Revised Draft EIR page 4.12-28	Soil in the storage area and below the concrete slab in the workshop shall be inspected by a California Registered Environmental Assessor II for indications of impacts to soil at the time of the demolition of the site buildings and concrete slab. Recommendations for soil sampling and analysis shall be determined at that time. If sampling results show that regulatory clean-up thresholds are exceeded, remediation shall be required to meet State and County regulations. All demolition and remediation shall be completed prior to recordation of any final small lot subdivision map on Property #20 (now Property #21).
Prior to recordation of small lot final map	Department of Public Works	4.12-11c Revised Draft EIR page 4.12-29	The in-service well shall be abandoned/destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County Environmental Health Services (EHS) requirements upon discontinuation of use.
Prior to approval of any tentative subdivision map	Placer Mosquito Abatement District and Environmental Health Services	4.12-12b Revised Draft EIR page 4.12-29	The Placer Mosquito Abatement District shall be granted access to perform vector control in all common areas including drainage, open space corridor and park areas in perpetuity. Such access shall be a condition of approval of all tentative maps approved within the Specific Plan area.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to any final small lot subdivision map recordation	Environmental Health Services	4.12-13 Revised Draft EIR page 4.12-30	<p>Site-specific evaluation by a California Registered Environmental Assessor II shall be conducted at each identified existing and former dwelling area to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. Identified septic tanks shall be destroyed according to Placer County Division of Environmental Health criteria prior to recordation of final small lot subdivision map for the affected property.</p> <p>Surface conditions shall be evaluated by a California Registered Environmental Assessor II when the dwellings are vacated, and prior to demolition of the structures, regarding the possibility of previous site uses which may have included hazardous materials that could have been disposed of in on-site wastewater disposal systems.</p> <p>Tank or cesspool destruction shall be monitored by a California Registered Environmental Assessor II regarding the likelihood of hazardous materials disposal in the systems. Any required remediation work shall be completed in accordance with State and County regulations prior to recordation of final small lot subdivision map for the affected property.</p>
Prior to final subdivision map recordation	Environmental Health Services	4.12-14a Revised Draft EIR page 4.12-31	Surveys of structures that are planned for demolition (that were not surveyed in the Phase II ESA) during Specific Plan development shall be conducted by a Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health to determine if friable Regulated Asbestos Containing Materials or non-friable asbestos containing materials are present within the structure demolition areas. Any regulated asbestos materials found in the investigated areas shall be removed and disposed of by a California licensed asbestos abatement contractor. All removal of asbestos material shall be completed prior to recordation of final subdivision maps for the affected property.
Prior to issuance of demolition permit	County Building Department	4.12-14b Revised Draft EIR page 4.12-31	A California licensed asbestos abatement contractor shall be hired to remove the exterior wall shingles prior to demolition of the abandoned radio beacon structure on Property #7.
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/commercial development	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	Prior to submittal of a small lot tentative subdivision map or plans for industrial/commercial development, properties not previously evaluated with a current Phase I Environmental Site Assessment may be required to complete a Phase I Environmental Site Assessment, as determined by Environmental Health Services. A Phase I Environmental Site Assessment shall be conducted by a qualified professional. If past commercial agricultural uses are

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
			disclosed that could have resulted in persistent contamination, such as orchards or vineyards, then soil sampling shall be conducted within former commercial agriculture areas. In these instances, prior to setting conditions for subdivision or industrial/commercial development soil investigation shall be conducted according to guidelines developed by the California Department of Toxic Substances Control (DTSC) and contained in the DTSC August 2002 "Interim Guidance for Sampling Agricultural Fields for School Sites", or equivalent protocol. Sampling and site investigation shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, and with applicable permits.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	As a result of soil investigation, a limited and confined area of contamination may be identified and found to be suitable for simple removal. If this is the case, remediation will be required to meet State and County regulations and be completed prior to recordation of the final small lot subdivision map or equivalent final Placer County approval for commercial/industrial projects.
Prior to Improvement Plan approval	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	As a result of soil investigation, unconfined and/or widespread residual concentrations of agricultural chemicals may be identified at levels where they individually or in combination meet or exceed US EPA, CalEPA Preliminary Remediation Goals, or equivalent screening levels, thereby indicating the need for risk assessment. Any indicated risk assessment shall be completed prior to Improvement Plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	Any remedial action indicated by a risk assessment shall be completed and certified prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors in the Specific Plan area.
Prior to approval of final maps and/or issuance of building permits	County Public Works Department and/or Building Department	4.12-16 Revised Draft EIR page 4.12-33	Any unused well encountered during subsequent exploration or development of the Specific Plan area shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/commercial development	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	Prior to submittal of a small lot tentative subdivision map or plans for industrial/commercial development, properties not previously evaluated with a current Phase I Environmental Site Assessment may be required to complete a Phase I Environmental Site Assessment, as determined by Environmental Health Services. A Phase I Environmental Site Assessment shall be conducted by a qualified professional. If past commercial uses are disclosed that could have resulted in persistent contamination then soil sampling shall be conducted within former commercial areas. In these instances, prior to setting conditions for subdivision or industrial/commercial development soil sampling shall be conducted according to guidelines developed by the California Department of Toxic Substances Control (DTSC) Phase II Environmental Site Assessment and/or Preliminary Endangerment Assessment with DTSC, or equivalent protocol. Sampling and site investigation shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, and with applicable permits.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	As a result of soil investigation, a limited and confined area of contamination may be identified and found to be suitable for simple removal. If this is the case, remediation will be required to meet State and County regulations and be completed prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects.
Prior to Improvement Plan approval	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	As a result of soil investigation, unconfined and/or widespread residual concentrations of chemicals or other contaminants maybe identified at levels where they individually or in combination meet or exceed US EPA, CalEPA Preliminary Remediation Goals, or equivalent screening levels, thereby indicating the need for risk assessment. Any indicated Risk Assessment shall be completed prior to Improvement Plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-34	Any remedial action indicated by a risk assessment shall be completed and certified prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors in the Specific Plan area.

<b>Timing</b>	<b>Responsible Party for Verifying Compliance</b>	<b>Mitigation Number</b>	<b>Mitigation Measure</b>
Prior to acceptance of improvements	Department of Public Works	4.12-21a Revised Draft EIR page 4.12-38	Any USTs that are encountered during off-site utility line/roadway survey or construction, or wastewater treatment or storage facility construction shall be removed and soil samples shall be collected and analyzed. If a UST is subject to UST regulation, then a UST removal permit from Environmental Health Services shall be obtained. In the event soil or water contamination has occurred above regulatory clean-up thresholds, remediation shall be performed consistent with State and County regulations.
Prior to Improvement Plan approval	Department of Public Works	4.12-21b Revised Draft EIR page 4.12-39	Prior to any utility, roadway, or wastewater treatment or storage facility construction on properties not previously evaluated in a Phase I Environmental Site Assessment, a Phase I Environmental Site Assessment shall be conducted by a Registered Environmental Assessor. If contaminant concentrations are found to be at or above regulatory clean-up thresholds, the site shall undergo remediation in accordance with State and County standards.
Prior to Improvement Plan approval	Department of Public Works	4.12-21c Revised Draft EIR page 4.12-39	Any unused well encountered during construction of off-site utilities, roadways, or wastewater treatment and storage facilities shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and local requirements.
Prior to Improvement Plan approval	Department of Public Works and/or Building Department	4.12-21d Revised Draft EIR page 4.12-39	Surveys of any structures that are planned for demolition during off-site utility line, roadway, or wastewater treatment or storage facility construction shall be conducted by a Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health to determine if friable Regulated Asbestos Containing Materials or non-friable asbestos containing materials are present within the structure demolition areas. Any regulated asbestos materials found in the investigated areas shall be removed and disposed of by a California licensed asbestos abatement contractor.
Prior to recordation of small lot final map	Department of Public Works	4.12-21e Revised Draft EIR page 4.12-39	<p>Site-specific evaluation by a California Registered Environmental Assessor II shall be conducted at each identified existing and former dwelling area that may be affected by off-site utility line, roadway, or wastewater treatment and storage facility construction to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. Identified septic tanks shall be destroyed under permit of either the County Environmental Health Services Division or the Public Works Department.</p> <p>Surface conditions shall be evaluated by a California Registered Environmental Assessor II when the dwellings are vacated, and prior to demolition of the structures, regarding the</p>

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>possibility of previous site uses which may have included hazardous materials that could have been disposed of in on-site wastewater disposal systems.</p> <p>Tank or cesspool destruction shall be monitored by a California Registered Environmental Assessor II regarding the likelihood of hazardous materials disposal in the systems. Any required remediation work shall be completed in accordance with State and County regulations prior to recordation of final small lot subdivision maps for the affected property.</p>



## **PROJECT SPECIFIC MITIGATION REPORTING PLAN**

A mitigation reporting plan is required when the standard mitigation monitoring plan does not address the required mitigation monitoring. This occurs when on-going monitoring of required mitigation measures extend beyond the County's permitting process. Table 2 contains the required components of the specific reporting plan and describes those mitigation measures that will require ongoing monitoring to insure implementation.



Table 2

**Mitigation Measures Requiring Ongoing Monitoring**

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
<b>4.1 LAND USE AND PLANNING POLICIES</b>							
4.1-3 Revised Draft EIR page 4.1-51	Implement Mitigation Measure 4.4-1a as it pertains to open space. In determining whether lands to be preserved under Mitigation Measure 4.4-1a adequately compensate for the loss of agricultural land due to development of the Specific Plan, the Planning Director shall consult with the Agricultural Commissioner prior to approval of any Open Space Mitigation and Management Plan prepared pursuant to Mitigation Measure 4.4-1a. For purposes of calculating the amount of agricultural land to be preserved off-site, no credit shall be given for on-site open space that is to be preserved under the Specific Plan. However, in reviewing Open Space Mitigation and Management Plans pursuant to Mitigation Measure 4.4-1a, and specifically in determining whether “substantial portion[s]” of the mitigation lands are in agricultural production or have the potential for agricultural production, the County may determine that Open Space and Mitigation Management Plans with very substantial percentages of agricultural acreage can also provide compensation for on-site open space acres that are not suitable for agriculture.	Applicant	County Planning Department	Prior to approval of improvement plans	Once during review of improvement plans	Proper ratio of open space preserved	Applicant
4.1-13a Revised Draft EIR page 4.1-63	Comply with all applicable mitigation measures set forth in the <i>Environmental Impact Report, City of Lincoln Wastewater Treatment and Reclamation Facility</i> , certified by the City of Lincoln City Council on March 9, 1999 during construction and operation of the recycled water facility.	City of Lincoln	City of Lincoln	Start of construction	Ongoing during construction and operation	Absence of water quality and other environmental issues	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.1-13b Revised Draft EIR page 4.1-63	Prior to construction of any facilities not within the area assessed by the <i>Environmental Impact Report, City of Lincoln Wastewater Treatment and Reclamation Facility</i> , such as potential future downstream diversion structures, perform an initial study in accordance with CEQA to determine subsequent environmental assessment needs. This should include consideration of site-specific biological, wetland and cultural resource assessments.	City of Lincoln	City of Lincoln	Prior to construction	Once prior to construction	All potential significant impacts and mitigation measures identified	Applicant
4.1-13c Revised Draft EIR page 4.1-63	Compliance with mitigation measures set forth in this Revised Draft EIR or similar measures proposed by the City of Lincoln designed to reduce impacts to visual quality, water quality, biological resources, soils, cultural resources, air quality, and the noise environment, including Mitigation Measures 4.2-6a, 4.2-6b, 4.3.4-1c, 4.3.4-2a, 4.3.4-2b, 4.3.4-2c, 4.3.4-3a, 4.3.4-3b, 4.4-1a, 4.4-1b, 4.4-1c, 4.4-1d, 4.4-1e, 4.4-1f, 4.4-1g, 4.4-1h, 4.4-1i, 4.4-14, 4.4-15, 4.4-16, 4.4-17, 4.4-18, 4.4-20, 4.4-21, 4.4-22, 4.4-23, 4.4-24, 4.4-26, 4.4-27, 4.4-29, 4.4-30, 4.5-1a, 4.5-2, 4.5-4a, 4.4-5b, 4.6-2a, 4.6-2b, 4.6-2c, 4.6-2d, 4.6-2e, 4.6-2f, 4.6-2g, 4.6-2h, 4.6-3a, 4.6-3b, 4.8-1a, 4.8-1b, 4.8-1c, 4.8-1d, 4.8-1e, 4.9-2, and 4.9-3.	City of Lincoln	City of Lincoln	During review of improvement plans	Ongoing during construction and operation	Mitigation of environmental effects	Applicant
4.1-14 Revised Draft EIR page 4.1-64	Implement Mitigation Measure 4.4-1a as it pertains to open space.	Applicant	County Planning Department	Prior to approval of improvement plans	Once during review of improvement plans	Proper ratio of open space preserved	Applicant
<b>4.2 VISUAL QUALITY AND AESTHETICS</b>							
4.2-6a Revised Draft EIR page 4.2-60	All areas containing natural vegetation or landscape material that are disturbed during utility line and roadway construction shall be revegetated upon completion of work utilizing plant materials similar to those disturbed. Revegetated areas shall be actively maintained until fully	Applicant	County Planning Department	Upon installation of utilities	Once monthly for one full year	Revegetation occurs	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	established, in accordance with the standards and provisions contained in the County's Landscape Design Guidelines.						
4.2-6b Revised Draft EIR page 4.2-61	All permanent utility line-related structures extending above ground shall be screened where feasible using a combination of berms, mounds, landscape material, decorative fencing/ walls, or other screening feature approved by the Placer County Development Review Committee, consistent with the <i>Placer County Design Guidelines</i> and the <i>Placer County Landscape Design Guidelines</i> . In addition, any proposed roadway and utility pump station lighting shall be directed downward using cut-off fixtures to minimize lighting effects on adjacent areas and the night sky.	Applicant	County Planning Department	During improvement plans review	Once during review of improvement plans	Compliance with approved plans	Applicant
<b>4.3 HYDROLOGY, WATER RESOURCES, AND WATER QUALITY</b>							
4.3.2-1b Revised Draft EIR page 4.3-23	New development within the Specific Plan area shall reduce post-development stormwater runoff peak flows and volumes to pre-development levels for the 2-, 10-, 25- and 100-year storm events through the construction of regional retention and detention facilities for the Curry Creek and Steelhead Creek watersheds. Retention/detention facilities in the Steelhead Creek watershed shall incorporate gates, as described in the <i>Master Project Drainage Study</i> , to control flows during a Sankey Gap spill. A protocol shall be established by Placer County in cooperation with the Sacramento Area Flood Control District for monitoring of the Sankey Gap spill and for operation of the gates. Responsibility for the operation and maintenance of the gates shall be assumed by the County Service Area that will serve the Specific Plan area. Construction of regional retention and detention facilities shall be prior to or concurrent with the	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	initial development of the Specific Plan area. Runoff from development within the Dry Creek watershed shall not be detained or retained. Retention and detention facilities shall be designed in accordance with the requirements of <i>the Placer County Storm Water Management Manual</i> that are in effect at the time of submittal, and to the satisfaction of the Department of Public Works. Retention and detention facilities shall be designed to be consistent with the <i>Master Project Drainage Study</i> for the Specific Plan.						
4.3.2-2b Revised Draft EIR page 4.2-23	New development within the Specific Plan area shall upsize any existing undersized culverts within the Specific Plan area conveying increased flows from the proposed development. All existing culverts conveying development flow shall be identified with pre- and post-development flow quantities and capacities. All culvert analysis (existing and upsized) shall be designed in conformance with <i>the Placer County Storm Water Management Manual</i> to accommodate the 2-, 10-, 25- and 100-year storms. Flow consideration for debris clogging and sediment transport shall be provided. In addition to the 100-year event, 200-year events shall be evaluated for potential impacts to collector roadways, detention pond failure and other life-safety impacts.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant
4.3.2-1c Revised Draft EIR page 4.2-23	Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the <i>Placer County Storm Water Management Manual</i> that are in effect at the time of submittal, to the satisfaction of the Department of Public Works. These facilities shall be constructed with subdivision improvements, and easements provided as required by the Department of Public Works.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	Maintenance of these facilities shall be provided by a new County Service Area (CSA), an expanded CSA #28, or other responsible entity.						
4.3.2-1g Revised Draft EIR page 4.2-24	New development shall not alter the post-development mitigated drainage shed boundaries identified in the Master Project Drainage Study in a way that would increase the peak flow runoff or runoff volume.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant
4.3.2-3e Revised Draft EIR page 4.3-27	The <i>Master Project Drainage Study</i> shall demonstrate that the proposed development will not increase the 100-year floodplain water surface elevation.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Demonstration that standard is met	Applicant
4.3.2-3f Revised Draft EIR page 4.3-27	The low dam, intake structure, pump and pipeline withdrawing water from Dry Creek shall be removed in its entirety, and the streambed returned to a natural condition, at the time irrigation of existing pasture land located within Property Group #5 of the Specific Plan area ceases. Upon removal of the dam, an effective combination of erosion and sediment control shall be implemented which may include measures such as covering exposed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation or permanent seeding. In addition, best management practices (BMPs) shall be implemented during construction to reduce or eliminate sedimentation and reduce erosion in result of dam removal activities. BMPs may include sediment control practices such as filtration devices and barriers (e.g. fiber rolls, straw bale barriers and gravel inlet filters) and/or settling devices (e.g. sediment traps or basins). BMPs shall be developed in accordance with applicable federal, State and local agencies. Additionally, the dam removal shall be done in	Applicant	County Public Works Department	Prior to approval of improvement plans for development of Property Group #5	Once prior to and once following dam removal	Demonstration that no significant adverse environmental impacts occur	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	accord with all applicable federal, State and local requirements and/or permit conditions existing at the time of removal. Prior to removal of the structure, a drainage report shall be prepared demonstrating that the removal of the structure will not adversely increase flows downstream.						
4.3.3-8a Revised Draft EIR page 4.3-81	Municipal wells constructed for purposes of a backup groundwater supply for development under the Specific Plan shall not be constructed within 800 feet of any existing private well.	PCWA, Applicant	PCWA	Prior to well construction	Once prior to commencement of well construction	Distance standard met	Applicant
4.3.3-8b Revised Draft EIR page 4.3-81	Prior to operation of any municipal wells constructed for purposes of a backup groundwater supply for development under the Placer Vineyards Specific Plan, the developer/applicant shall construct groundwater monitoring wells to monitor the impacts of the operation of the municipal wells on local groundwater elevations and any groundwater contaminant movement. The number, location and design of said monitoring wells shall be subject to the approval of PCWA.	Applicant	PCWA	Prior to well construction	Once following installation of monitoring wells	Monitoring wells constructed to satisfaction of PCWA	Applicant
4.3.3-9 Revised Draft EIR page 4.3-82	Prior to installation of any municipal wells for purposes of a backup groundwater supply for development under the Specific Plan, the County, in consultation with PCWA and CDFG, shall determine the appropriate separation distances between wells and nearby surface water bodies. In no case shall these municipal wells be constructed within 800 feet of the Dry Creek riparian corridor, or any other on-site area where established riparian vegetation is observed.	County Development Review Committee	County Development Review Committee	Prior to well construction	Once prior to well construction	Absence of significant effects on surface water and riparian vegetation	Applicant



Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.3.4-2c Revised Draft EIR page 4.3-119	All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the California Stormwater Quality Association <i>Stormwater Best Management Practice Handbook for Construction and New Development/Redevelopment</i> (or other similar source approved by the Department of Public Works) for the applicable type of development and/or improvement. Provisions shall be included for long-term maintenance of BMPs.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with Handbook standards	Applicant
4.3.4-9a Revised Draft EIR page 4.3-137	Install advanced treatment facilities (DCWWTP Master Plan EIR Mitigation Measure 7-2).	City of Roseville	City of Roseville	During treatment plant expansion	Once during construction	Advanced treatment facilities installed	Applicant and/or fees for service
4.3.4-9b Revised Draft EIR page 4.3-137	Institute metals source controls/pre-treatment (DCWWTP Master Plan EIR Mitigation Measure 7-3).	City of Roseville	City of Roseville	During operation	Ongoing	Metals source control/pretreatment in place	Applicant and/or fees for service
4.3.4-9c Revised Draft EIR page 4.3-137	Install cooling towers if necessary (DCWWTP Master Plan EIR Mitigation Measure 7-4).	City of Roseville	City of Roseville	During treatment plant expansion	Once during construction	Cooling towers installed, if necessary	Applicant and/or fees for service
<b>4.4 BIOLOGICAL RESOURCES</b>							
4.4-5 Revised Draft EIR page 4.4-104	When construction is proposed during the burrowing owl breeding season (April-September), a focused survey for burrows shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify any active burrows. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Burrows that must be removed as a result of Specific Plan implementation shall be removed during the non-breeding season (October to March). If	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to burrowing owl	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>no active nests are found during the focused survey, no further mitigation will be required.</p> <p>If burrows are removed as a result of implementation and there is suitable habitat on-site, on-site passive relocation shall be required. Owls will be encouraged to move from occupied burrows to alternate natural or artificial burrows that are beyond 50 meters from the impact zone and that are within or contiguous to a minimum of 6.5 acres of foraging habitat for each pair of relocated owls. Relocation of owls should only be implemented during the non-breeding season. On-site habitat shall be preserved in a conservation easement and managed to promote burrowing owl use of the site.</p> <p>If there is not suitable habitat on-site, off-site passive relocation shall be required. Off-site habitat must provide suitable burrowing owl habitat. Land shall be purchased and/or placed in a conservation easement in perpetuity and managed to maintain suitable habitat. Off-site mitigation shall use one of the following ratios:</p> <ol style="list-style-type: none"> <li>1. Replacement of occupied habitat with occupied habitat: 1.5 times 6.6 (9.75) acres per pair or single bird.</li> <li>2. Replacement of occupied habitat with habitat contiguous to currently occupied habitat: 2 times 6.5 (13.0) acres per pair or single bird.</li> <li>3. Replacement of occupied habitat with suitable unoccupied habitat: 3 times 6.5 (19.5) acres per pair or single bird.</li> </ol>						

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	<p>In the event passive relocation and use of artificial burrows is required on- or off- site, a banding and tracking program shall be established in accordance with accepted protocols to allow measurement of success. In the event the relocation program is proven not to be successful, additional steps shall be undertaken as required by the County in consultation with CDFG.</p> <p>The replacement of burrowing owl habitat required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for burrowing owl.</p>						
4.4-7 Revised Draft EIR page 4.4-106	<p>Prior to construction activities, a focused survey for non-raptor special status bird nests and/or nesting colonies shall be conducted by a qualified biologist within 30 days prior to the beginning of construction activities in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nest and/or nesting colony until the young have fledged. The biologist shall consult with the CDFG, particularly with respect to vegetation removals a result of project construction. If no active nests and/or nesting colonies are found during the focused survey, no further mitigation will be required.</p> <p>This measure would ensure that nests and/or nesting colonies are avoided when active, so that eggs and young would be protected. Once the young have fledged their nests, the nests can be removed without harm to the birds.</p>	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to non-raptor special-status bird species	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
4.4-8 Revised Draft EIR page 4.4-107	When construction is proposed during the raptor breeding season (March to early September), a focused survey for raptor nests shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Trees containing nests shall be removed during the non-breeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required. This measure will ensure that active nests are not moved or substantially disturbed during the breeding season, so that raptor eggs and young are not destroyed or abandoned as a result of construction.	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to breeding raptors	Applicant
4.4-9 Revised Draft EIR page 4.4-108	<p>Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal.</p> <p>The initial assessment will involve looking for bats or bat signs such as guano, urine staining, and culled food parts, and will identify those specific locations that represent potential habitat (i.e., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be affected (i.e., removed), no further measures are required.</p> <p>Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and</p>	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to protected bats	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	<p>outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period.</p> <p>If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be "bat-friendly."</p>						
4.4-10b Revised Draft EIR	Trees that are not planned for removal shall be preserved and protected. These oak trees shall be preserved and avoided by implementation of the following measures:	Applicant	County Planning Department	Prior to construction	Once prior to construction and ongoing	Compliance with tree protection requirements.	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
page 4.4-109	<ul style="list-style-type: none"> <li>• Trees that are not proposed for removal and that are within two hundred feet of grading activities shall be protectively fenced five feet beyond the dripline and root zone of each oak tree (as determined by a certified arborist). This fence, which is meant to prevent activities that result in soil compaction beneath the canopies or over the root zone, shall be maintained until all construction activities are completed. No vehicles, construction equipment, mobile offices, or materials shall be placed within this fenced area.</li> <li>• Grade changes shall be minimized to the extent feasible within or adjacent to the drip line of existing trees. No soil surface removal greater than one foot in depth shall occur within the drip lines of oak trees to be preserved. No cuts shall occur within five feet of their trunks. No earthen fill greater than one foot deep shall be placed within the drip lines of preserved oak trees, or within five feet of their trunks.</li> <li>• Paving shall not be placed in the drip lines of oak trees to be preserved.</li> <li>• Underground utility line trenching shall not be placed within the drip lines of oak trees to be preserved. If it is absolutely necessary to install underground utilities within the drip lines of oak trees, the trench shall either be bored or drilled, but not within five feet of the trunk.</li> <li>• For trees that will be removed, the project applicant shall submit a tree survey map of oaks to be</li> </ul>						

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>removed or disturbed during project construction. Within these impact areas, an inventory of the location, number and health of oaks shall be prepared by a certified arborist. A certified arborist shall also prepare a monitoring and management plan for each project disturbing or removing oak trees. The plan shall address planting techniques, proposed mitigation sites, monitoring requirements, management recommendations, and minimization and avoidance measures.</p> <ul style="list-style-type: none"> <li>Annual monitoring shall be included to ensure that an 80% survival rate is achieved over a five-year period. During monitoring, the following information shall be evaluated: average tree height, percent canopy cover, and percent survival. An oak tree mitigation and monitoring plan shall be submitted that includes a description of irrigation methods that will be used to ensure that saplings survive the first several years of growth. During the revegetation process, tree survival shall be maximized by using gopher cages, deer screens, regular maintenance, and replanting as needed. Monitoring reports shall be submitted to Placer County on an annual basis.</li> </ul>						
4.4-11a Revised Draft EIR page 4.4-111	Since all potential jurisdictional waters of the U.S. will not be avoided in the Specific Plan design, the wetland delineation shall be finalized and the results shall be mapped and submitted to the Corps for verification through the section 404 permit process. Completion of the delineation will ensure precise acreage of various wetland types occurring in within properties surveyed.	Applicant	County Planning Department	Prior to construction	Once prior to construction	Compliance with the 404 process	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
4.4-13 Revised Draft EIR page 4.4-113	<p>If construction activities are proposed during the Loggerhead shrike breeding season (March to July), a focused survey for nesting pairs shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of construction shall be removed during the non-breeding season (March to July). If no active nests are found during the focused survey, no further mitigation will be required.</p> <p>This measure would ensure that Loggerhead shrike nests are avoided when active, so that eggs and young would be protected. Once the birds have fledged, their nests can be removed without harm to the birds.</p>	Applicant	County Public Works and Planning Departments	Prior to construction	Once prior to construction	No harm to Loggerhead Shrike	Applicant
4.4-16 Revised Draft EIR page 4.4-116	<p>Installation of off-site infrastructure shall be designed to avoid vernal pools, if feasible. If pools will be filled or degraded by off-site infrastructure areas, implement <a href="#">Mitigation Measure 4.4-2</a>.</p> <p>Under this mitigation, vernal pools in Placer County will need to be delineated if they fall within the off-site infrastructure areas and cannot be avoided. Consideration shall also be given to degradation of vernal pools that would be avoided, but that could be degraded due to construction and other activities (due to, for example, contaminants in runoff if a road is placed over the utility line). For vernal pools that would be filled or adversely affected, preservation, re-creation, replacement and/or restoration would be required at ratios that would</p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	Compliance with "no net loss" requirement	Applicant



Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>ensure there would be “no net loss” of vernal pool habitat. See <a href="#">Mitigation Measure 4.4-2</a> for a more detailed discussion of the specific ratios. The mitigation acreage required by this measure could be partially or entirely included within <a href="#">Mitigation Measure 4.4-1</a>, to the extent that the mitigation area includes vernal pools similar in type and equal or greater in habitat value to those pools lost to the off-site infrastructure areas.</p> <p>Avoidance and/or fill of vernal pools outside of Placer County will be regulated by the USACE, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location and type of vernal pools that would be affected. Both federal policy (for jurisdictional wetlands), Sacramento County policy and Sutter County policy all call for “no net loss” of wetlands. These jurisdictions can and should implement measures similar to those provided in Mitigation Measure 4.4-1 to ensure “no net loss” of vernal pools.</p>						
4.4-18 Revised Draft EIR page 4.4-118	<p>Implement <a href="#">Mitigation Measure 4.4-4</a>, which requires that construction be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If installation is required in areas of potential habitat, then a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If pond turtles are found in the off-site infrastructure areas, locations of these occurrences shall be mapped.</p> <p>A detailed mitigation/conservation plan that provides for “no net loss” of individuals of the species or its habitat</p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	“No net loss” of pond turtle	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>shall be developed upon confirming the presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary.</p> <p>The replacement of western pond turtle habitat, if necessary, could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle. If western pond turtle is present in off-site infrastructure areas in Sutter County, Sacramento County, and/or the City of Roseville, these jurisdictions could also require measures to ensure “no net loss” of its habitat.</p>						
4.4-19 Revised Draft EIR page 4.4-119	Implement <a href="#">Mitigation Measure 4.4-5</a> , which requires nesting surveys prior to construction, so if burrowing owls establish nests in the off-site infrastructure areas, they would be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting owls would not be disturbed. Once the young have fledged, the nests can be removed, because the owls would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting burrowing owls would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to nesting burrowing owls.	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to approval of improvement plans and/or issuance of encroachment permits	Once prior to construction	No harm to burrowing owl	Applicant
4.4-21 Revised Draft EIR page 4.4-120	If installation of infrastructure is proposed in areas where identified non-raptor special-status bird species may occur a focused survey for non-raptor special status bird nests and/or nesting colonies shall be conducted by a qualified biologist within 30 days prior to the beginning	Applicant	County Planning Department, Sutter County, Sacramento	Prior to approval of improvement plans or issuance of	Once prior to construction	No harm to non-raptor special-status bird species	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>of construction activities in order to identify active nests within the construction area. If active nests and/or nesting colonies are found, no construction activities shall take place within five hundred feet of the nest and/or nesting colony until the young have fledged and the biologist has consulted with the CDFG, particularly with respect to vegetation removal as a result of installation of project infrastructure. If no active nests are found during the focused survey, no further mitigation will be required.</p> <p>This measure would ensure that bird nests are avoided when active, so that eggs and young would be protected. Once the birds have left their nests, the nests can be removed without harm to the birds. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect non-raptor special status bird species.</p>		County, City of Roseville	encroachment permits			
4.4-22 Revised Draft EIR page 4.4-121	<p>Implement <a href="#">Mitigation Measure 4.4-8</a>, which requires nesting surveys prior to construction, so if raptor nests are present in the off-site infrastructure areas, they will be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting raptors will not be disturbed. Once the young have fledged, the nests can be removed, because the raptors would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting raptors would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County and/or the City of Roseville, if needed, to protect nesting raptors.</p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	No harm to nesting raptors	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.4-23 Revised Draft EIR page 4.4-122	<p>Installation of off-site infrastructure shall be designed to avoid impacts to potential habitat for California horned lizard, if feasible. If installation is required in areas of potential habitat, a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If horned lizards are found in the off-site infrastructure areas, locations of these occurrences shall be mapped.</p> <p>A detailed mitigation/conservation plan that provides for “no net loss” of individuals of the species or its habitat shall be developed upon confirming the presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary.</p> <p>This measure would protect the California horned lizard, if present, from harm. Surveys of proposed impact areas shall be conducted during the active season for the lizard (generally April to October). During the spring, lizards are typically active during mid-day. During summer, activity transitions to morning and late afternoon.</p> <p>The replacement of habitat, if necessary, could be partially or entirely included within <a href="#">Mitigation Measure 4.4-1</a>, to the extent that the mitigation area includes areas appropriate for the affected habitat. If California horned lizard is present in off-site infrastructure areas in Sutter County, Sacramento County and/or the City of Roseville, these jurisdictions could also require measures to ensure “no net loss” of its habitat.</p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	No net harm to California horned lizard	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
4.4-24 Revised Draft EIR page 4.4-122	<p>Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal.</p> <p>The initial assessment will involve looking for bats or bat sign such as guano, urine staining, and culled food parts and will identify those specific locations that represent potential habitat (e.g., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be impacted (i.e., removed), no further measures are required.</p> <p>Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be</p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	Lack of more than minimal harm to protected bats	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period.</p> <p>If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be “bat-friendly.” Similar measures to those described in this mitigation measure could be used by Sutter County, Sacramento County, and/or the City of Roseville.</p>						
4.4-25 Revised Draft EIR page 4.4-124	<p>Implement <a href="#">Mitigation Measures 4.4-10a and 4.4-10b</a>. <a href="#">Mitigation Measure 4.4-10a</a> requires implementation of <a href="#">Mitigation Measure 4.4-1</a> as it pertains to oak woodland communities and individual oak trees. The applicant is to provide a tree survey map of all trees that would be removed or disturbed during construction of the off-site infrastructure areas. These trees shall be replaced as specified in Mitigation Measure 4.4-1. Replacement trees shall be monitored annually to ensure that the new oaks and oak woodland are successful. <a href="#">Mitigation Measure 4.4-10b</a> specifies measures to be taken to protect remaining trees from damage during construction. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed to protect oak woodland and individual trees.</p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction and ongoing during construction	Compliance with tree protection requirements	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.4-27 Revised Draft EIR page 4.4-126	Implement <a href="#">Mitigation Measure 4.4-12</a> , which requires a Streambed Alteration Agreement from CDFG whenever a road (bridge) or utility line would be constructed across a stream. The Agreement would include measures to protect the channel and bank of a stream from erosion and related effects of construction. The measure also requires that <a href="#">Mitigation Measure 4.4-1</a> be implemented as it pertains to riparian habitat. New trees and shrubs would be planted to replace those removed for development. The replacement ratios would exceed 1:1 in order to ensure that over the long-term the value of new riparian habitat equals or exceeds the value of the habitat that was lost. Any stream crossings proposed in Sutter County, Sacramento County, and/or the City of Roseville would also likely be required to obtain a Streambed Alteration Agreement.	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville, CDFG for Streambed Alteration Agreement	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction and ongoing during construction	Compliance with Streambed Alteration agreement requirements; compliance with Mitigation Measure 4.4-1, as it pertains to riparian habitat	Applicant
4.4-28 Revised Draft EIR page 4.4-127	<p>All construction activity involving disturbance of habitat, shall be restricted to the period between May 1 and September 30. This is the active period for Giant Garter snake and direct mortality is lessened, because snakes are expected to actively move and avoid danger.</p> <p>24-hours prior to construction activities, the project area shall be surveyed for Giant Garter snake. Survey of the project area shall be repeated if a lapse in construction activity of two weeks or greater has occurred. If a snake is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the snake will not be harmed. Any incidental take and any sightings shall be reported to the USFWS immediately.</p>	Applicant	Sacramento County, Sutter County	Immediately prior to construction	Once prior to construction and ongoing	No harm to Giant Garter Snake	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>Movement of heavy equipment shall be confined to existing roadways to minimize habitat disturbance.</p> <p>Construction personnel shall (to the extent practical) receive USFWS-approved worker environmental awareness training. This training instructs workers to recognize Giant Garter snakes and their habitat(s), and what to do if a Giant Garter snake is encountered during construction activities.</p> <p>No plastic, monofilament, jute, or similar erosion control matting that could entangle snakes will be placed on a project site when working within 200 feet of snake aquatic or rice habitat. Substitutions include coconut coir matting, tactified hydroseeding compounds, or other material approved by the Wildlife Agencies.</p> <p>Between April 15 and September 30, all irrigation ditches, canals, or other aquatic habitat shall be completely dewatered, with no puddle water remaining, for at least 15 consecutive days prior to the excavation or filling in of the dewatered habitat. Make sure dewatered habitat does not continue to support Giant Garter snake prey, which could detain or attract snakes into the area. If a site cannot be completely dewatered, netting and salvage of prey items may be necessary.</p> <p>Confine clearing to the minimal area necessary to facilitate construction activities. Flag and designate avoided Giant Garter snake habitat within or adjacent to the project as Environmentally Sensitive Areas. This area shall be avoided by all construction personnel.</p>						



Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>If a live Giant Garter snake is found during construction activities, immediately notify the USFWS and the project's manager. The manager shall do the following:</p> <p>Stop construction in the vicinity of the snake. Monitor the snake and allow the snake to leave on its own. A monitor shall remain in the area for the remainder of the work day to make sure the snake is not harmed or if it leaves the site, does not return. Escape routes for Giant Garter snake should be determined in advance of construction and snakes should always be allowed to leave on their own. If a Giant Garter snake does not leave on its own within one working day, further consultation with USFWS is required.</p> <p>Fill or construction debris may be used by Giant Garter snake as an over-wintering site. Therefore, upon completion of construction activities, remove any temporary fill and construction debris. If this material is situated near undisturbed Giant Garter snake habitat and it is to be removed between October 1 and April 30, it shall be inspected by a qualified biologist to assure that Giant Garter snake are not using it as hibernaculae. Wherever feasible, restore disturbed areas to pre-project conditions. Restoration work may include such activities as replanting species removed.</p>						
4.4-29 Revised Draft EIR page 4.4-129	If installation of infrastructure is proposed during the Loggerhead shrike breeding season (March to July), a focused survey for nesting pairs shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to construction	Once prior to construction	No harm to Loggerhead Shrike	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	<p>within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of installation shall be removed during the non-breeding season (March to July). If no active nests are found during the focused survey, no further mitigation will be required.</p> <p>This measure would ensure that Loggerhead shrike nests are avoided when active, so that eggs and young would be protected. Once the birds have left their nests, the nests can be removed without harm to the birds. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect nesting tricolored blackbirds.</p>						
4.4-30b Revised Draft EIR page 4.4-130	A qualified fish biologist shall be present on-site during any dewatering activities at construction sites to minimize impacts to special-status species (i.e., prevent stranding of special-status species). Individual fish collected during dewatering shall be identified and released in an uninterrupted waterway adjacent to the area of disturbance.	Applicant	County Planning Department	During construction	Ongoing during construction	Minimize impacts to special-status species	Applicant
4.4-30c Revised Draft EIR page 4.4-130	Chinook salmon and steelhead resources shall be protected from potential construction-related activities by adherence to a construction window, whereby construction activities would be precluded from October 15 through June 15. This window corresponds to the time when both adult and juvenile Chinook salmon and steelhead are expected to migrate through the area. Further measures to protect salmon resources include use of Best Management Practices (BMPs) to minimize and localize siltation and other water quality impacts and to provide for riparian restoration activities. Such BMPs	Applicant	County Planning Department	Prior to construction	Once prior to construction and ongoing during construction	No harm to Chinook salmon or steelhead	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	may include the use of cofferdams and other structures during dewatering and construction activities. Water quality monitoring shall also be performed to ensure that state and federal water quality standards are met.						
4.4-59 Revised Draft EIR page 4.4-60	Implement Mitigation Measure 4.4-1 as well as Mitigation Measures 4.4-2, 4.4-4, 4.4-6, 4.4-10a, 4.4-11b, 4.4-11c, 4.4-12b, 4.4-14, 4.4-15, 4.4-17, 4.4-18, 4.4-19, 4.4-21, 4.4-22, 4.4-23, 4.4-24, 4.4-25, 4.4-26, 4.4-29, and 4.4-30. Mitigation Measure 4.4-1 would reduce the magnitude of the Specific Plan contribution to the cumulative loss of biological habitat by requiring the off-site preservation of 3,520 acres of open space, most of which is likely to provide a mosaic of habitats similar to the Specific Plan area. The other measures identified above would further protect special-status plant and wildlife from harm by requiring appropriate habitat and/or nesting surveys, avoidance of habitat and/or nests, and compensation for loss of habitat. While individual members of special-status species would be protected from harm, and required off-site open space would not be developed, there would still be a net loss in land available for plant and wildlife habitat as a result of the Specific Plan. Therefore, this mitigation would reduce, but would not fully offset, the project's incremental contribution to the significant cumulative loss of biological habitat.	Applicant	County Planning Department, Sutter County Sacramento County, City of Roseville	Prior to construction	Once prior to construction and ongoing during construction	No harm to protected resources and "no net loss" of resources to be protected under Mitigation Measure 4.4-1.	
<b>4.5 GEOLOGY AND SOILS</b>							
4.5-4a Revised Draft EIR page 4.5-14	New development within the Specific Plan area shall prepare and submit to the Department of Public Works a preliminary grading and erosion control (winterization)/ground instability plan prepared by a California Registered Civil Engineer. Erosion and	Applicant	County Public Works Department	Prior to improvement plan approval	During Improvement Plan process and during construction	Soil erosion and ground instability avoided	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	ground instability mitigation measures shall include conformance to the Uniform Building Code and Placer County grading ordinances. The preliminary grading plan shall include methods to control soil erosion and ground instability.						
4.5-4b Revised Draft EIR page 4.5-14	<p>A Notice of Intent (NOI) and supporting documents shall be submitted to the State Water Resources Control Board (SWRCB). A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for inclusion with the construction plans and for regulation of construction activities. The SWPPP shall include Best Management Practices (BMPs) which address source reduction and sediment capture and retention. BMPs shall be developed in accordance with the California Stormwater Quality Association <i>Stormwater Best Management Practices Handbook for Construction and New Development/Redevelopment</i> (or other similar source).</p> <p>Uncemented silty soils are prone to erosion. According to requirements, as set forth in Section 402 (p) of the Clean Water Act as amended in 1987, and as administered by the SWRCB, erosion control measures (appropriate Best Management Practices) shall be implemented during construction which conform to the National Pollutant Discharge Elimination System, Storm Drain Standards, and local standards, consistent with Best Management Practices contained in the California Stormwater Quality Association <i>Stormwater Best Management Practices Handbook for Construction and New Development/Redevelopment</i> (or other similar source).</p>	Applicant	State Regional Water Quality Control Board	Prior to improvement plan approval	During Improvement Plan process and during construction	Approved SWPPP	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
4.5-4a Revised Draft EIR page 4.5-17	Restore ground surface and topography.	City of Roseville	City of Roseville	During construction	Ongoing during construction	Soil erosion and ground instability avoided	Applicant and/or fees for service
4.5-4b Revised Draft EIR page 4.5-17	Require soil stockpiling and disposal standards.	City of Roseville	City of Roseville	Prior to construction	Once prior to construction	Significant water quality/air quality effects avoided	Applicant and/or fees for service
4.5-5c Revised Draft EIR page 4.5-17	Require erosion and sedimentation control plan.	City of Roseville	City of Roseville	Prior to construction	Once prior to construction	Significant water quality effects avoided	Applicant and/or fees for service
4.5-5d Revised Draft EIR page 4.5-17	Implement recommendations of geotechnical report.	City of Roseville	City of Roseville	During construction	Ongoing during construction	Geotechnical related effects avoided	Applicant and/or fees for service
4.5-5e Revised Draft EIR page 4.5-18	For the SRWTP, consult Division of Oil and Gas records prior to excavation, for excavation depths greater than five feet below the surface.	SRCS D	SRCS D	Prior to construction	Once prior to construction	Hazards from abandoned gas wells avoided	Applicant and/or fees for service
<b>4.6 ARCHAEOLOGICAL/PALEONTOLOGICAL RESOURCES</b>							
4.6-1 Revised Draft EIR page 4.6-74	Prior to any ground-disturbing activity within five hundred feet of historical resources and unique archaeological resources, archaeological surface inspections shall be completed to determine if each respective site still exists and, if so, archaeological test excavations shall be conducted to the extent necessary to determine if further mitigation is necessary. A representative of the United Auburn Indian Community	Applicant in consultation with United Auburn Indian Community (UAIC) representatives. Consultation is	County Planning Department	Prior to improvement plan and/or building permit approval	Once upon completion of studies	Cultural and historic resources protected and/or recorded	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	of the Auburn Rancheria shall be invited to participate in such surface inspections and to monitor any excavation determined to be necessary based on the surface inspections. If determined to be necessary, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the archaeological resources, shall be prepared by a qualified professional archaeologist and adopted by the County prior to any excavation. Prior to adopting any such plan that addresses disturbance to any Native American cultural place or places, the County shall seek comments on a draft of the plan from a representative of the United Auburn Indian Community of the Auburn Rancheria. The data recovery plan shall be deposited with the California Historical Resources Regional Information Center. To the extent that the plan includes information pertaining to Native American cultural places, such information shall remain confidential and not be released to the general public.	to include opportunity for UAIC to participate in archaeological surface inspection, monitoring of test excavations, and review of any required additional mitigation.					
4.6-2a Revised Draft EIR page 4.6-75	In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until a representative of the United Auburn Indian Community of the Auburn Rancheria has been notified and compliance with the provisions of Section 15064.5 (e)(1) and (2) of the CEQA Guidelines has occurred.	Applicant. Applicant shall contact UAIC representatives and shall consult with UAIC during compliance process.	County Planning Department	During construction	On going	Compliance with Section 15064.5 (e)(1) and (2) of the CEQA Guidelines	Applicant
4.6-2b Revised Draft EIR page 4.6-75	If any artifacts or other indications of cultural resources 45 years old or older are found once ground-disturbing activities are underway, the find shall be immediately evaluated by a qualified archaeologist and a representative of the United Auburn Indian Community	Applicant. Applicant shall contact UAIC representatives and shall	County Planning Department	During construction	On going	Protected resources and identified and preserved and/or recorded	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	of the Auburn Rancheria shall be immediately notified. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available, as provided in Section 15064.5 of the CEQA Guidelines. Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place.	consult with UAIC during compliance process.					
4.6-2d Revised Draft EIR page 4.6-75	Orange construction fencing shall be placed around the California Register-eligible sites located in open space, if construction, including trail and fire break building, is conducted within one hundred feet of the archaeological resource. Placement of the fencing must be done in consultation with an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric archaeology.	Applicant	County Planning Department	During Construction	On going	Known sites are protected	Applicant
4.6-2e Revised Draft EIR page 4.6-76	An archaeologist and (if available) a representative of the United Auburn Indian Community of the Auburn Rancheria shall participate in the preconstruction meeting(s) to inform the participants of the sensitivity and location of any California Register-eligible sites in the vicinity of grading or construction.	Applicant. Applicant shall inform UAIC of meetings and afford them the opportunity to participate.	County Planning Department.	Prior to start of construction	Each time a new increment of development activity begins	Informed personnel on-site	Applicant
4.6-2f Revised Draft EIR page 4.6-76	Any California Register-eligible site located in the open space that will be within one hundred feet or closer to public access (e.g., road, trail or firebreak), public facility or private residence shall be enclosed with permanent fencing designed to help prevent trespass. Each enclosure shall be constructed with a locked gate. A sign at each enclosure shall explain site values, interpret site history (or prehistory), identify prohibited uses and warn of 82 penalties for violations.	Applicant	County Planning Department	Prior to approval of any plans for construction within 100 feet of a protected site	Once prior to and once following construction	Fencing properly installed	Applicant

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4.6-2g Revised Draft EIR page 4.6-76	To help insure the long-term preservation of those California Register-eligible archaeological resources located in the open space, the CC&Rs shall include a clause that prohibits the collecting, digging or removal of any stone, artifact or other prehistoric or historic object from the open space.	Applicant	County Planning Department	CC&R approval by County	Once at CC&R approval	Clause included in CC&Rs	Applicant
4.6-2h Revised Draft EIR page 4.6-76	If human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.	Applicant	County Planning Department	During Construction	Ongoing	Compliance with Health and Safety Code Section 7050.5	Applicant
4.6-3a Revised Draft EIR page 4.6-76	Should paleontological resources be identified at a particular site, the project manager shall cease operation until a qualified professional can provide an evaluation. Mitigation shall be conducted as follows:  1. Identify and evaluate paleontologic resource by intense field survey where impacts are considered high;  2. Assess effects on identified sites;  3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted;  4. Obtain comments from the researchers;	Applicant	County Planning Department	During Construction	Ongoing	Evaluation completed and recommendations followed if determined to be feasible	Applicant



<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	5. Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible pursuant to Mitigation Measure 4.6-3b.						
4.6-5 Revised Draft EIR page 4.6-78	Prior to any ground disturbing or demolition work for intersection improvements, road widenings and utilities construction, an on-the-ground inspection shall be conducted of the areas outside existing public rights-of-way by a qualified archaeologist and/or architectural historian, as appropriate. A representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to participate in such inspections, which will, at a minimum include a field inspection, the recording on forms distributed by the California Office of Historic Preservation of any cultural resources 45 years old or older, an assessment of eligibility for the California Register of Historical Resources and qualification as a "unique archaeological resource," and a technical report that follows California Office of Historic Preservation guidelines for contents and format. In the event that the report addresses impacts to any Native American cultural place or places, a representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to review a draft of the report and to offer comments and suggestions regarding how to mitigate impacts to any such native American cultural places. The report shall contain any feasible mitigation measures to be implemented by the applicant. In some cases, an updated records search by the appropriate information center of the California Historical Resources Information System may be necessary if the proposed routes change or if there is more than a year delay between the present study (2005) and said field	Applicant in consultation with United Auburn Indian Community (UAIC) representatives. Consultation is to include opportunity for UAIC to participate in archaeological surface inspection, monitoring of test excavations, and review of any required additional mitigation.	County Planning Department	Prior to start of construction	Once prior to construction	Protection and/or recordation of cultural and/or historic resources	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	inspection(s). To the extent that the report includes information pertaining to Native American cultural places, such information shall remain confidential and not be released to the general public.						
4.6-6 Revised Draft EIR page 4.6-78	Placer County shall coordinate with Roseville Public Cemetery District to facilitate the reinterment of any burials affected by the Watt Avenue road widening prior to any physical disturbance of Cemetery frontage. Project applicants shall fully compensate the Cemetery and County for any costs incurred during the grave site testing and reinterment process.	County	County	Prior to construction	Ongoing	Successful testing and reinterment	Applicant
4.6-10 Revised Draft EIR page 4.6-80	If the Off-Site Gravity Sewer Alternative "A" is selected, then disturbance of the California Register-eligible segment of CA-PLA-946-H, the Sacramento Northern Railroad grade, shall be avoided by using jack and bore construction techniques under the railroad grade for placement of the sewer line.	Applicant	County Facility Services	During construction	Ongoing	Avoidance of impacts to resource	Applicant
4.6-13a Revised Draft EIR page 4.6-82	Halt work if cultural resources are discovered. If concentrations of prehistoric or historic period cultural materials are encountered, all work in the vicinity of the find(s) should halt until a qualified archaeologist is retained, evaluates the material, and makes recommendations for further action.	Applicant	City of Roseville	During construction	Ongoing	Protection and/or recordation of cultural and/or historical resources	Applicant and/or fees for service
4.6-13b Revised Draft EIR page 4.6-82	Halt work if human remains are encountered. If human remains are encountered, all work should stop in the vicinity of the bone and the County Coroner should be notified immediately. The procedures outlined in the CEQA Guidelines Section 15064.5(e) should be followed, if human burials are judged to be Native American origin.	Applicant	City of Roseville	During construction	Ongoing	Compliance with Section 15064.5 (e)(1) and (2) of the CEQA Guidelines	Applicant and/or fees for service

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
4.6-13c Revised Draft EIR page 4.6-83	Should any cultural resources, such as structural features, unusual amounts of bone, shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment (DERA) shall be immediately notified. At that time, DERA shall coordinate any necessary investigation of the find with appropriate specialists as needed. The SRCSD shall be required to implement any mitigation deemed necessary by DERA for the protection of cultural resources. In the event of discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 5097.97 of the California Public Resources Code and Section 70950.5 of the California Health and Safety Code. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	Applicant	SRCSD and DERA	During construction	Ongoing	Compliance with Health and Safety Code Section 7050.5	Applicant and/or fees for service
4.6-14 Revised Draft EIR page 4.6-82	Prior to any ground disturbing or demolition work for intersection improvements, road widenings and utilities construction, an updated records search through the California Historical Resources Information System shall be performed and on-the-ground inspection will be conducted by a qualified archaeologist and/or architectural historian, as appropriate. Such inspections will at a minimum include a field inspection, the recording on forms distributed by the California Office of Historic Preservation of any cultural resources 45 years old or older, an assessment of eligibility for the California Register of Historical Resources and qualification as a "unique archaeological resource," and a technical report that follows California Office of Historic Preservation guidelines for contents and format. The	Applicant	County Planning Department	Prior to construction	Once prior to construction	Inspection and/or recordation of cultural and/or historic resources; implementation of any feasible mitigation measures identified in report	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	report shall contain any feasible mitigation measures to be implemented by the applicant.						
<b>4.7 TRANSPORTATION AND CIRCULATION</b>							
4.7-1 Revised Draft EIR page 4.7-35	Prepare and implement construction traffic management plans for on-site and off-site construction activities for all development projects, including coordination with appropriate agencies, and implement a community relations program during construction period. The purpose of the construction traffic management plan is to minimize adverse Level of Service or neighborhood traffic impacts during the various phases of construction.	Applicant	County Public Works Department	Prior to Improvement Plan approval	Prior to Improvement Plan approval and ongoing	Completed plans and minimization of adverse traffic impacts.	Applicant
4.7-10a Revised Draft EIR page 4.7-57	A Community Service Area (CSA) shall be established to fund the cost of transit services listed in this section, and any related capital costs for buses, passenger amenities, and facilities.	Applicant and County	County	Prior to Final Map recordation	Once following establishment of CSA	CSA in place	Applicant
4.7-10b Revised Draft EIR page 4.7-57	Bus shelters shall be placed along major roadways at one-half-mile intervals serving Medium-Density, High-Density, Commercial and Office land use designations.	Applicant	County Public Works Department	Prior to establishment of transit service	Once following installation	Shelters in place	Applicant
4.7-21 Revised Draft EIR page 4.7-99	Placer County shall coordinate with the City of Roseville, Sacramento County, Sutter County and Caltrans to ensure that roadway improvements implemented in whole or in part as mitigation for the proposed project are designed to minimize impacts on existing and future roadways and intersections.	County Public Works Department	County Public Works Department	Prior to improvement plan approval	Ongoing	Maximization of future roadway intersection impacts	Applicant/ Fees
4.7-22 Revised Draft EIR page 4.7-101	Implement the following or similar Mitigation Measures: <ul style="list-style-type: none"> <li>4.3.2-2a and b, which require site-specific drainage studies and measures to ensure that project flows</li> </ul>	Applicant	County Public Works Department, Planning	Prior to Improvement Plan approval	During Improvement Plan process and during	Compliance with all performance standards	Applicant/ Fees

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>can be accommodated by storm drainage infrastructure;</p> <ul style="list-style-type: none"> <li>4.3.2-3e, which requires that new development demonstrate that there will be no increase in the water surface elevation of the 100-year flood plain;</li> <li>4.4-15, -16, -17, -18, -20, -21, -22, -23, -24, -25, and -26, which require surveys for special status species and their habitat, habitat avoidance and compensation where needed, and protection of nesting raptors;</li> <li>4.6-2a-h, requiring archaeological surveys and appropriate treatment of cultural resources encountered during construction;</li> <li>4.9-3, which limits the hours during which noisy equipment can be used and requires effective mufflers;</li> <li>4.9-4, which requires site-specific acoustical analyses during roadway design and noise attenuation features as needed; and</li> <li>4.12-21a-f, which require Phase 1 Site Assessments to identify potential contamination, and specify how to handle potential hazards to minimize the risk of exposure.</li> </ul>		Department, County Environmental Health Department		construction	contained within the identified mitigation measures	

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<b>4.8 AIR QUALITY</b>							
4.8-1a Revised Draft EIR page 4.8-31	<p>Construction contractors shall be required to submit a construction emission/dust control plan for approval by the PCAPCD prior to any ground disturbance. At a minimum, this plan shall include the following measures:</p> <ul style="list-style-type: none"> <li>• Water exposed earth surfaces as necessary to eliminate visible dust emissions (at least one water truck will be available for every three pieces of earthmoving equipment);</li> <li>• Suspend grading operations when wind is sufficient to generate visible dust clouds;</li> <li>• Pave, use gravel cover or spray a dust control agent on all haul roads;</li> <li>• Wash down all earthmoving construction equipment daily, and wash down all haul trucks leaving the site;</li> <li>• Cover all trucks delivering or exporting soil, sand, and other loose materials to ensure that all trucks hauling such materials maintain at least two feet of freeboard;</li> <li>• Institute measures to reduce wind erosion when site preparation is completed;</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff onto public roadways;</li> <li>• Provide graveled, paved or grass-covered areas for construction employee vehicle parking; and</li> </ul>	Applicant	County Planning Department PCAPCD	Prior to and during any construction	Once prior to construction and ongoing	Compliance with plan and reduction in air emissions	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<ul style="list-style-type: none"> <li>The site contractor shall retain a CARB certified individual to routinely perform Visible Emissions Evaluations (VEE) to ensure compliance with Rule 228, Fugitive Dust. Fugitive dust shall not exceed 40% opacity and shall not go beyond property boundaries at any time. The designee's duties shall include holiday and weekend periods when work may not be in progress.</li> </ul> <p>Immediately following any mass grading phase, the following dust control measures shall be implemented:</p> <ul style="list-style-type: none"> <li>Apply soil stabilizers or commence reestablishing ground cover to construction areas within 96 hours of completing grading activities;</li> </ul> <p>Develop and implement a wind erosion monitoring program for areas which will remain inactive for extended periods; this program should at a minimum provide for weekly monitoring of inactive sites to assess the effectiveness of wind erosion controls.</p>						
4.8-1b Revised Draft EIR page 4.8-32	<p>Contractors shall be required to reduce NOx and ROG emissions by complying with the construction vehicle air pollutant control strategies developed by the PCAPCD. Contractors shall include in the construction contracts the following requirements or measures shown to be equally effective:</p> <ul style="list-style-type: none"> <li>Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Generally, vehicle idling should be kept below 10 minutes.</li> </ul>	Applicant	County Planning Department and PCAPCD	Beginning of construction	Ongoing throughout construction phase	Reduction in NOx and ROG emissions	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<ul style="list-style-type: none"> <li>Contractor's construction equipment shall be properly maintained and in good working condition.</li> <li>The site contractor shall retain a CARB certified individual to routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with Rule 202, Visible Emissions.</li> <li>The prime contractor shall ensure that emissions from all off-road diesel powered equipment used in the Specific Plan area do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed the 40% opacity shall be repaired immediately, and the County of Placer and the PCAPCD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual results shall be submitted to the County of Placer and the PCAPCD throughout the duration of construction in the Specific Plan area, except that a monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The PCAPCD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other PCAPCD or state rules or regulations.</li> <li>The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be</li> </ul>						



<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	used an aggregate of 40 hours or more for the construction project. PCAPCD personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emissions Evaluations of all heavy-duty equipment on the inventory list.						
4.8-1c Revised Draft EIR page 4.8-33	The project shall provide a plan, for approval by the Placer County Air Pollution Control District, demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used for any construction projects undertaken within the Specific Plan area over its planning lifetime, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-averaged 20% NOx reduction and 45% particulate reduction compared to the most recent annual CARB off-road construction fleet average for western Placer County. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. (See <a href="http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls">http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls</a> )	Applicant	County Planning Department and PCAPCD	Prior to construction	Once prior to construction	A project-wide fleet-averaged 20% NOx reduction and 45% particulate reduction compared to the most recent annual CARB off-road construction fleet average for western Placer County	Applicant
4.8-1d Revised Draft EIR page 4.8-33	Construction contractors shall be required to use low-VOC architectural coatings and asphalt in compliance with District Rules and Regulations. Contractors shall also be required to fuel stationary construction equipment with low-sulfur fuels, and use existing power sources (e.g., power poles) or clean fuel generators in place of temporary diesel power generators whenever feasible.	Applicant	PCAPCD	During construction	Ongoing throughout construction phase	Compliance with PCAPCD Rules and Regulations	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
4.8-1e Revised Draft EIR page 4.8-33	<p>Construction contractors shall be required to provide management of construction traffic. Contractors shall include in the construction contracts the following requirements:</p> <ul style="list-style-type: none"> <li>Contractors shall provide temporary traffic control during all phases of construction activities to improve traffic flow (i.e. flag person);</li> <li>Contractors shall configure construction parking to minimize traffic interference;</li> <li>Contractors shall endeavor to schedule construction activities that affect traffic flow to off-peak hours (e.g. between 7:00 p.m. and 6:00 a.m. and between 10:00 a.m. and 3:00 p.m.);</li> <li>Contractors shall reroute construction traffic off congested streets; and</li> <li>Contractors shall provide dedicated turn lanes for movement of construction equipment on- and off-site.</li> </ul>	Applicant	PCAPCD	During construction	At time of issuance of construction contracts	Compliance with contract language	Applicant
4.8-2a Final EIR Response to Comments 24O	Implement Mitigation Measures 4.8-1a-e where applicable, as determined in consultation with the appropriate air district	Applicant	PCAPCD	Prior to and during construction	Prior to construction	Ongoing	Applicant/ Contractor
4.8-2b Final EIR Response to Comments 24O	Where off-site improvements are located outside Placer County, implement construction emission measures consistent with the policies and regulations of the local air district	Applicant	Local Air District	Prior to and during construction	Prior to construction	Ongoing	Applicant/ Contractor

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
4.8-3a Revised Draft EIR page 4.8-35	<p>The following guidelines shall be used by the County during review of future project-specific submittals for non-residential development within the Specific Plan area in order to reduce generation of air pollutants with intent that specified measures be required where feasible and appropriate:</p> <ul style="list-style-type: none"> <li>• Include in all new parking lots tree plantings designed to result in 50% shading of parking lot surface areas within 15 years. Incorporated by reference in this measure are the City of Sacramento Parking Lot Tree Shading Design and Maintenance Guidelines dated June 17, 2003 (see EIR Appendix U). Also, see Specific Plan Policy 6.25;</li> <li>• Equip HVAC units with a PremAir or similar catalyst system, if reasonably available and economically feasible at the time building permits are issued. Catalyst systems are considered feasible if the additional cost is less than 10% of the base HVAC unit cost;</li> <li>• Install two 110/208 volt power outlets for every two loading docks;</li> <li>• Promote passive solar building design and landscaping conducive to passive solar energy use (i.e., building orientation in a south to southwest direction where feasible, encouraging planting of deciduous trees on western sides of structures, landscaping with drought-resistant species, and including groundcovers rather than pavement to reduce heat reflection). Landscaping plans shall prohibit the use of liquidambar and eucalyptus trees</li> </ul>	Applicant	County Planning Department and PCAPCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>that produce smog-forming compounds (high emission factors for isoprenes); and</p> <ul style="list-style-type: none"> <li>Implement the following, or equivalent measures, as determined by the County in consultation with the APCD: <ul style="list-style-type: none"> <li>Establish building guidelines that encourage the use of low-absorptive coatings on all building surfaces and Energy Star roofing products on all roofs, if reasonably available and economically feasible, at the time building permits are issued;</li> <li>Establish paving guidelines that require businesses, if feasible, to pave all privately-owned parking areas with a substance with reflective attributes (albedo = 0.30 or better) similar to cement concrete. The use of a paving substance with reflective attributes similar to concrete is considered feasible under this measure if the additional cost is less than 10% of the cost of applying a standard asphalt product; and</li> <li>Power all off-road equipment used at office, industrial, and commercial uses by the lowest-emission technology reasonably available at the time building permits are issued.</li> </ul> </li> </ul>						
4.8-3b Revised Draft EIR page 4.8-36	The following measures shall be used singularly or in combination to accomplish an overall reduction of 10 to 20% in residential energy consumption relative to the requirements of State of California Title 24:	Applicant	County Planning Department and APCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	<ul style="list-style-type: none"> <li>• Use of air conditioning systems that are more efficient than Title 24 requirements;</li> <li>• Use of high-efficiency heating and other appliances, such as water heaters, cooking equipment, refrigerators, and furnaces;</li> <li>• Installation of photovoltaic rooftop energy systems; and</li> </ul> <p>Establishment of tree-planting guidelines that require residents to plant trees to shade buildings primarily on the west and south sides of the buildings. Use of deciduous trees (to allow solar gain during the winter) and direct shading of air conditioning systems shall be included in the guidelines.</p>						
4.8-3c Revised Draft EIR page 4.8-37	<p>Promote a reduction in residential emissions through implementation of the following measure:</p> <ul style="list-style-type: none"> <li>• Prohibit any wood-burning fireplaces, woodstoves, or similar wood-burning devices. Homes may be fitted with UL rated natural gas burning appliances if desired. This prohibition shall be included in any CC&amp;Rs that are established.</li> </ul>	Applicant	County Planning Department and APCD	Prior to approval of building permits	Ongoing	Measurable reduction in air pollutants	Applicant
4.8-3d Revised Draft EIR page 4.8-37	For all projects, use the lowest-emitting architectural coatings during construction. When zero-VOC coatings are commercially available, they should be used. When only low-VOC coatings are available, they shall be used in lieu of higher-emitting formulations. Design review submittals shall include information concerning the coating products proposed for use in the project.	Applicant	County Planning and APCD	Prior to approval of building permits	Ongoing	Reduction in air pollutants	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
4.8-3e Revised Draft EIR page 4.8-37	<p>Bicycle usage shall be promoted by requiring the following:</p> <ul style="list-style-type: none"> <li>• All non-residential projects shall provide bicycle lockers and/or racks;</li> <li>• All apartment complexes or condominiums without garages shall provide at least two Class I bicycle storage spaces per unit;</li> <li>• Require residential neighborhoods to be interconnected, with easy access to commercial and recreational land uses. All neighborhoods shall have access to the Class I bicycle trails without having to travel on an arterial street. All schools and public parks (except neighborhood tot lots) shall be connected with a Class I bicycle trail through the open space and greenbelts;</li> <li>• A pedestrian/bikeway (P/B) Master Plan shall be developed for the entire Specific Plan area. This master plan shall be consistent with the guidelines established in the Placer County Regional Bikeway Plan and in the Specific Plan; and</li> </ul> <p>As each residential phase is constructed, each subdivision shall install its share of the overall P/B network, and ensure that the layout of each residential phase does not interfere with completion of the overall P/B network. Residential areas adjacent to open space corridors shall provide reasonable access to the Class I P/B trails located in the corridors. These Class I corridors shall provide linkages with the comprehensive network of other</p>	Applicant	County Planning and APCD	Prior to approval of building permits	Ongoing	Reduction in air pollutants	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	trails throughout the Specific Plan area. The P/B Master Plan shall provide linkages from all residential neighborhoods to all commercial areas. Non-vehicular access shall consist of a network of convenient linkages of Class I, II and III trails.						
4.8-3f Revised Draft EIR page 4.8-38	Transit usage and ride sharing shall be promoted by requiring participation in the development of a regional transit system at such time as a system is established and set-asides of land for park-and-ride facilities. Fair share participation may consist of dedication of right-of-way, easements, capital improvements, and/or other methods of participation deemed appropriate. In addition, future project design shall ensure that an adequate number of developers in the Specific Plan area provide reservations for future installations of bus turnouts and passenger benches and shelters, to be installed at such time as transit service is established and as demand and service routes warrant. The two transit centers shall be connected with the Class I bicycle trail. The Specific Plan shall provide for set-asides of land for two separate park-and-ride facilities. Construction of the park-and-ride facilities shall be phased over the buildout period of the project, with the first 50 spaces in place prior to issuance of the 3,000 <sup>th</sup> residential building permit. Prior to issuance of the 6,000 <sup>th</sup> residential building permit another 50 spaces shall be provided, followed by 50 more prior to the 9,000 <sup>th</sup> residential building permit. Forty-three more spaces shall be provided prior to issuance of the 12,000 residential building permit for a total of 193 spaces to be constructed (equal to 0.1% of the anticipated daily trip generation of the project). A public transit development fee shall be required for all development projects. The amount of this fee shall be based upon the traffic	Applicant	County Public Works Department	When regional transit system is established	Ongoing	Required improvements constructed and all required actions taken	Applicant

Mitigation No.	Mitigation Measure (Page #)	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>generation potential of each project. A dial-a-ride transportation system shall be established to reduce individual vehicle trips and establish data for the eventual formation of a transit system within the Specific Plan area.</p> <p>An Air Quality and Transportation System Management (TSM) Plan shall be prepared for the Specific Plan to implement all feasible means of reducing Specific Plan area emissions. This plan shall provide for eventual public transit and implementation of trip reduction strategies that coordinate with surrounding areas. A Transportation Management Association (TMA) shall be established that shall be funded by the developer and all businesses located within the Specific Plan area. The TSM plan shall be updated annually by TMA staff to demonstrate compliance with all air quality requirements, and to incorporate the latest state-of-the-art techniques and strategies to reduce emissions. Initially, the TMA shall provide each home and business with an information packet that will contain, at a minimum, the following information:</p> <ul style="list-style-type: none"> <li>• Commute options: to inform Specific Plan area occupants of the alternative travel amenities provided, including ridesharing and public transit availability/schedules;</li> <li>• Maps showing Specific Plan area pedestrian, bicycle, and equestrian paths to community centers, shopping areas, employment areas, schools, parks, and recreation areas;</li> </ul>						



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	<ul style="list-style-type: none"> <li>Instructions on how to use TMA services that will facilitate trip reduction opportunities; and</li> <li>Information regarding PCAPCD programs to reduce county-wide emissions.</li> </ul>						
4.8-3g Revised Draft EIR page 4.8-39	<p>All projects requiring issuance of residential and non-residential building permits shall participate in an off-site mitigation program coordinated through the PCAPCD to offset NOx and ROG emissions not mitigated through on-site measures.</p> <p>The PCAPCD, on behalf of Placer County, will determine air quality mitigation fees using calculation methodology established in practice and routinely applied to other, similar, contemporaneous land use development projects. The off-site mitigation program, coordinated through the PCAPCD, is designed to offset the project's long-term ozone precursor emissions. Monetary incentives shall be provided to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The off-site mitigation program reduces emissions within the region that would not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.</p>	Applicant	PCAPCD	At time of issuance of building permits	Ongoing	Participation in PCAPCD off-site mitigation program	Applicant
4.8-3h Revised Draft EIR page 4.8-40	School districts shall be encouraged to incorporate the following measures into the design, construction, and operation of elementary, middle and high school buildings and facilities:	School Districts	School Districts and APCD	At time of school design construction and operation	Ongoing	Measurable reduction in air pollutants	Applicant

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	<ul style="list-style-type: none"> <li>• Install bicycle lockers and racks at all appropriate locations;</li> <li>• Post signage prohibiting the idling of diesel vehicles for longer than five minutes;</li> <li>• Construct at least one bus stop at a convenient location to be used for either fixed route service within the Specific Plan area or commuter service;</li> <li>• Provide a community notice board and information kiosk with information about community events, ride-sharing, and commute alternatives;</li> <li>• Provide preferential parking for carpools and hybrid vehicles (vehicles with self-charging electric engines); and</li> </ul> <p>Incorporate solar water heating systems and HVAC PremAir or similar catalyst systems in building design.</p>						
4.8-3i Revised Draft EIR page 4.8-39	<p>The following measures shall be incorporated into the design, construction, and operation of public park areas:</p> <ul style="list-style-type: none"> <li>• The pedestrian/bikeway (P/B) master plan shall provide at least one Class I linkage to all school sites;</li> <li>• Additional Class I and II linkages shall be provided so as to provide convenient access to/from the park sites;</li> <li>• Install bicycle lockers and racks at all appropriate locations;</li> </ul>	Applicant	County Facility Services	Prior to improvement plan approval	Once prior to improvement plan approval	Facilities constructed and information board provided	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
	Provide a community notice board and information kiosk with information about community events, ride-sharing, and commute alternatives.						
4.8-3j Revised Draft EIR page 4.8-40	Prohibit open burning throughout the Specific Plan area. Include this prohibition in any project CC&Rs that are established.	Applicant	County Planning Department	Prior to County approval of CC&Rs	Once prior to CC&R approval	Inclusion of language in CC&Rs	Applicant
4.8-3k Revised Draft EIR page 4.8-40	The County may substitute different air pollution control measures for individual projects, that are equally effective or superior to those proposed herein, as new technology and/or other feasible measures become available in the course of buildout of the Specific Plan area.	County	County	Prior to building permit approval	Ongoing	Comparable or greater reduction in air pollutants	Applicant
4.8-6a Revised Draft EIR page 4.8-44	The operators shall obtain an Authority to Construct/NSR permit and a Permit to Operate from the air district with jurisdiction prior to addition and operation of new facilities.	City of Roseville and SRCSD	City of Roseville and SRCSD	Prior to construction	Once prior to construction	Compliance with APCD rules and regulations	Applicant and/or fees for service
4.8-6b Revised Draft EIR page 4.8-44	Potential odor effects shall be mitigated by installing or maintaining existing odor control systems, including odor scrubbers or chemical addition, for all screening facilities and grit/primary sedimentation facilities.	City of Roseville and SRCSD	City of Roseville and SRCSD	Prior to construction	Once prior to construction	Compliance with APCD rules and regulations	Applicant and/or fees for service
4.8-6c Revised Draft EIR page 4.8-44	The County shall ensure that notice is provided in the recorded Covenants, Codes and Restrictions of all lots created within 500 feet of the proposed lift stations that there is the potential for odors to result from lift station operations and maintenance.	Applicant	County Planning Department	Prior to County approval of CC&Rs	Once prior to CC&R approval	Inclusion of language in CC&Rs	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
<b>4.9 NOISE</b>							
4.9-3 Revised Draft EIR page 4.9-17	The hours of operation of noise-producing equipment shall comply with Placer County's "Standard Construction Noise Condition of Approval." Effective mufflers shall be fitted to gas- and diesel-powered equipment to reduce noise levels as much as possible.	Applicant	County Public Works Department and Planning Department	During construction	Ongoing	Compliance with adopted noise standards	Applicant
<b>4.10 POPULATION, EMPLOYMENT, AND HOUSING</b>							
None							
<b>4.II PUBLIC SERVICES/INFRASTRUCTURE</b>							
4.11.5-1a Revised Draft EIR page 4.11-30	Contractors shall be required to provide on-site separation of construction debris to assure a minimum 50% diversion of this material from the landfill, or all construction debris shall be hauled to the WMA MRF for recycling.	Applicant	Western Placer Waste Management Authority	Start of construction	Monthly	Adequate number of on-site bins for this purpose	Applicant
4.11.5-1b Revised Draft EIR page 4.11-30	Projects in the Specific Plan area shall contribute a fair share amount toward expansion of the MRF (including accommodation of a greenwaste program for the Specific Plan area) and landfill to the Western Placer Waste Management Authority. Payment of all applicable established fees in place at the time of issuance of a Building Permit shall constitute fair share pursuant to this mitigation measure. Expansions to be funded with the fair share payment may include facilities not located on the site of the landfill such as transfer stations serving the Specific Plan area.	Applicant	County Building Department	Prior to use of West Placer Waste Management Authority facilities.	Ongoing during buildout of Specific Plan area.	Fair share fees paid	Persons using West Placer Waste Management Authority facilities
4.11.5-1c Revised Draft EIR page 4.11-30	A source-separated greenwaste program shall be implemented within the Specific Plan area, subject to review and approval by the Western Placer Waste Management Authority.	Applicant	Western Placer Waste Management Authority	Prior to County issuance of any certificates of occupancy	Once prior to County issuance of certificates of occupancy	Program in place	Applicant

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4.11.5-1d Revised Draft EIR page 4.11-30	The Specific Plan proponents shall present a plan for County approval that meets the requirements of Placer County Code Section 8.16.080. The plan shall ensure the development and continuous operation and maintenance of recycling centers within the Specific Plan area. Recycling centers shall accept all types of recyclable waste, shall be fenced and screened from view, and shall be located in commercial or industrial areas dispersed throughout the Specific Plan area. The first recycling center shall be established upon issuance of the 1500th residential building permit.	Applicant	County Planning Department, Western Placer Waste Management Authority	Prior to County issuance of any certificates of occupancy	Once prior to issuance of any certificates of occupancy; once prior to issuance of 1500 <sup>th</sup> residential building permit; and ongoing	Compliance with the requirements of Placer County Code Section 8.16.080	Applicant
4.11.6-3a Revised Draft EIR page 4.11-52	Design of on- and off-site sewer pipelines shall have watertight joints and be in accordance with design standards adopted by Placer County in order to minimize the potential for accidental discharge.	Applicant	County Public Works Department; Department of Facility Services	Prior to approval of improvement plans	During improvement plan process and during construction	Compliance with Placer County design standards and no degradation of water quality	Applicant
4.11.6-3b Revised Draft EIR page 4.11-52	Paved access shall be provided to all sewer system access points to allow for pipeline maintenance and repair.	Applicant	County Public Works Department; Department of Facility Services	Prior to improvement plan approval	During improvement plan process and during construction	Presence of paved access to County standards	Applicant
4.11.14-3 Revised Draft EIR page 4.11-184	Upon identification of required facilities by Placer County, the Specific Plan proponents shall submit a phased schedule for providing the facilities for approval by the County Executive Office. Funding for construction, operation and maintenance of these improvements shall be provided in accordance with Mitigation Measure 4.11.14-2.	Applicant	County Executive Office	Prior to execution of Development Agreement	Once prior to execution of Development Agreement and ongoing	Approved schedule and funding program	Applicant

<b>Mitigation No.</b>	<b>Mitigation Measure (Page #)</b>	<b>Individual Responsible for Monitoring and/or Reporting</b>	<b>Individual or Organization Responsible for Verifying Compliance</b>	<b>Timing of Initial Action</b>	<b>Frequency and Duration of Monitoring</b>	<b>Performance Criteria</b>	<b>Proposed Funding</b>
<b>4.12 HAZARDS</b>							
4.12-12a Revised Draft EIR page 4.12-29	During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors.	Applicant	Placer Mosquito Abatement District	During construction	Ongoing	Lack of suitable habitat for breeding mosquitoes	Applicant
4.12-19a Revised Draft EIR page 4.12-37	The design of the substation shall implement no cost and low cost EMF reduction measures on new and upgraded transmission, substation, and distribution facilities. These measures shall reduce the magnetic field strength in the area by 15% or more at the fence line as compared to traditional installations.	PG&E	PG&E and State PUC	Prior to construction	Once prior to construction	EMF reduction	PG&E
4.12-19b Revised Draft EIR page 4.12-37	PG&E proposes to prepare an EMF Field Management Plan that will specifically delineate the no-cost and low-cost EMF measures to be installed as part of the final engineering design for the substation. PG&E shall submit to the California Public Utilities Commission the EMF Field Management Plan for the project, prior to construction activity on the substation.	PG&E	PG&E and State PUC	Prior to construction	Once prior to construction	EMF reduction	
4.12-19c Revised Draft EIR page 4.12-37	The site shall be graded to direct drainage to a pond that meets Federal Guidelines (40 Code of federal Regulations, Part 112) for the facility so that, in the event a transformer becomes damaged and leaks oil, the oil would drain into the pond. The pond shall be designed to be impermeable and designed to contain 100% of the largest transformer oil volume plus 10% to contain rainwater and prevent discharge to surface water.	PG&E	PG&E and State PUC	During construction	Once following site grading	Compliance with federal regulations	PG&E
4.12-19d Revised Draft EIR page 4.12-37	Storage batteries shall be located inside a dedicated metal-enclosed compartment in the switchgear.	PG&E	PG&E and State PUC	During operation	Ongoing	Proper battery storage	PG&E

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4.12-19e Revised Draft EIR page 4.12-37	Access to the site shall be restricted by fencing and warning signs posted to alert persons of the potential electrical hazards.	PG&E	PG&E and State PUC	Following construction	Once following fence installation	Access properly restricted	PG&E
4.12-19f Revised Draft EIR page 4.12-37	The power lines shall be designed in accordance with California Public Utilities Commission General Order 95 Guidelines for safe ground clearances that have been established to protect the public from electric shock.	PG&E	PG&E and State PUC	Prior to construction	Once prior to construction	Compliance with PUC regulations	PG&E
4.12-19g Revised Draft EIR page 4.12-37	The substation shall be fitted with an automated central alarm system that will immediately alert PG&E to any change in equipment condition.	PG&E	PG&E and State PUC	Following construction	Once following alarm installation	Alarm installed and functioning	PG&E
4.12-21f Revised Draft EIR page 4.12-39	Disposal of auto parts, debris, household waste and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to any construction within off-site utility corridors.	Applicant	County Environmental Health Services and County Department of Public Works	Prior to approval of improvement plans	Once prior to approval of improvement plans	Removal of all of the described materials	Applicant